

FOR SALE

£525,000 Leasehold



Sales & Letting Agents

Lewis Houghton Wills

Four Bedroom Rooftop Barn Retallack Resort & Spa, Winnards Perch, St Columb, Cornwall. TR9 6DE

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ABOUT THE PROPERTY

THE PROPERTY

The four bedroom boutique barn holiday homes come complete with an open plan design living/dining room, quality fitted kitchen with a range fitted units in a contemporary design, four bedrooms – master with en suite, 2nd bedroom with en suite, main bathroom and a decked balcony terrace

There are a range of plots available for you to choose from on the latest development, so you can find the perfect outlook from your boutique barn. All options and price differences will be explained fully when a site visit has been arranged.

Subletting and Investment Buying Qualifying investors will be invited to benefit from the Resort's investment buying option giving you a 7% fixed Net return over a 3 - 5 year investment period**. Alternatively you can choose to join a Managed Letting Scheme which will offer you a variable return but more flexibility on how often you can use your holiday home yourself.

The schemes and income you can expect and how both options work will be explained during a site visit with the Resort staff. For full information on Holiday home purchase, guaranteed let scheme and sublet package available via the resort, please contact the agent who will arrange contact with the vendors for you.

FEATURES

- A chance to own a holiday Boutique four bedroom barn in the heart of beautiful Cornwall
- Superb location with a countryside setting , just minutes from the beach
- Open plan living/dining room, quality fitted kitchen with in a contemporary design
- En-suite to master bedroom, en-suite to 2nd bedroom, main bathroom
- Decked balcony terrace
- Various onsite water sports facilities, restaurant/eateries and more
- 7% fixed Net return over a 3 - 5 year investment period
- 10 Year ICW Warranty. Full building regulations. Mortgageable
- 999 year lease. Projected EPC B. Council tax tbc
- Limited Availability



ROOM DESCRIPTIONS

LOCATION

Retallack Resort provides a countryside scenery full of lakes for relaxation or high octane fun; and offering plenty of lovely sunset views. Set in a wonderful location within easy reach of sandy beaches. The resort provides great facilities and activities on the park for the whole family to enjoy including an indoor heated pool, sauna, steam room, Esya Spa, Superb entertainment, Outdoor cinema, Gym and fitness classes, a whole range of water sports facilities including paddle boarding, wake boarding, Flowrider surf simulator, inflatable aqua park and volleyball, various eateries, family activities and adventure play area.

Cornwall is one of the UK's favourite holiday destinations and home to some of our most delicious treats including the mighty Cornish pasty and the unbeatable cream tea (jam first of course!). With beaches around every corner, you can try your hand at surfing or grab a paddle board for calmer seas. Enjoy great family day outs, iconic sights and unique local festivals.

Located in a convenient location the Resort is located approximately 8 miles from the highly desirable and sought after fishing port of Padstow with its renowned Michelin Star restaurants, 7 miles from Newquay airport, 10 miles from Newquay Town Centre with its eclectic range of facilities, 18 miles from the Cathedral City of Truro

and easy access from the A30 or A39.

ACCOMMODATION IN BRIEF

Entrance hallway
Open plan living/dining room
Contemporary quality fitted kitchen
Four bedrooms
En-suite to master bedroom and 2nd bedroom
Main bathroom
Decked balcony terrace

AGENTS NOTES

TENURE - Leasehold - 999 year lease.

ANNUAL SERVICE CHARGE

Four Bedroom Barn Service charge: £1,605.70
Ground rent: £86.26
Easement fee: £2,542.40

*Service charges are estimated and reviewed annually.

*Service charges are collected Bi-Annually on 1st April and 1st October each year.

*Electricity is metered per unit. The appropriate cost based on your usage and will be collected in May and November.



ROOM DESCRIPTIONS

*Buildings Insurance is collected separately at an estimated cost of £150.00 per annum.

The annual service charge is paid by all holiday home owners and covers the following:

Use of the indoor swimming pool, sauna and steam room.

Use of our venue to enjoy our live streamed entertainment and other organised events.

Exclusive owners parties and events throughout the season.

Access to or health club, water sports facilities and ESYA Spa* (*Additional costs will apply)

The resort also carries out other duties that are covered by the service charge which include:

Park landscaping and gardening services

Refuse disposal

Road and drainage maintenance

Park street lighting

Park security systems

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of

each statement. All statements in these particulars are made without responsibility on the part of LHW.

No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection.

No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.





FLOORPLAN

