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33 St Ives Holiday Village, Lelant, St. Ives, Cornwall TR26 3HX

GUIDE PRICE **£20,000–£25,000***

VACANT RESIDENTIAL

Description

A two bedroom caravan/lodge situated in the centre of the popular St Ives John Fowler holiday village, set in over 100 acres of woodland and with excellent on-site facilities catering for all age groups. Lodge 33 offers an open plan lounge/kitchen/diner with doors leading out to a balconied seating area and integrated appliances, master bedroom with en-suite WC, twin bedroom and shower room, having the benefit of gas heating and double glazing, with guest parking and on-site facilities nearby, along with public transport services from the site to St Ives town centre.

Situated

St Ives Holiday Village is situated circa 2 miles from St Ives, in the village of Lelant. St Ives is a traditional Cornish fishing village, with glorious sandy blue flag beaches, coastal walks, a wide selection of bespoke shops, cafés and restaurants.

Ground Floor

Entrance Hall, open plan lounge/kitchen/diner with integrated appliances and doors to the decked balcony. Master bedroom with en-suite WC, twin bedroom and shower room.

Site Facilities

Guest car parking and public bus service to St Ives. Facilities

indoor swimming pool, family entertainment and children's club, shop and launderette, café, bar and restaurant, play and sports areas and a nature trail. The holiday village has enjoyed recent rejuvenation and offers a wide selection of themed weekends, along with family entertainment throughout the peak holiday season. The site is



open for 10 months of the year from the 1st February to the 30th November.

Pitch Fee £4,455pa inclusive of VAT Ground Rent £504pa

Lease Details

The current lease expires December 2031 and we understand that this can be renewed on an annual basis.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.