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Luxury Holiday Lets • Property Sales • Management

1-10 Manor Lodges, Penstowe Manor, Nr Bude, Cornwall

## Manor Lodges, Penstowe Manor. EX23 9QY

- Brand new holiday lodges
- Three bed detached units
- En-suite shower/wc
- Family bathroom/wc
- Lovely open plan design
- Sleeps up to seven guests
- Gas central heating
- Wood effect double glazing
- Great on-site facilities
- Fully managed all year (if required)

### Holiday letting & management

Each unit is projected to produce a gross income of around **£14,000 a year** (subject to availability and owners use). Full management and letting including cleaning and linen can be provided by Penstowe Leisure on site.

Pictured below – Penstowe Manor.



### The Location

Penstowe Manor is located in the small village of Kilkhampton just North of the coastal village of Bude, well known for its fabulous coastline and beaches and is deservedly one of Cornwall's most popular tourist destinations.

The Manor is a large former country house and grounds now providing a lovely setting for its many holiday homes and lodges complimented by superb on site facilities including a large indoor swimmingpool, function rooms, bar, restaurant, & takeaway, Jacuzzi, sauna, sports hall, tennis courts, squash court, indoor bowls, on site entertainment and childrens clubs .

The local beach is at Sandymouth approximately 3 miles away and has a large sandy beach with seasonal lifeguards and a National Trust cafe and car park with toilets.

### The Lodges

The 10 Manor Lodges are now being sold off plan – unit 1 is now sold and available to view. The lodges are three bed roomed detached with en-suite shower/wc and a family first floor bathroom. There are fitted kitchens and gas central heating with low maintenance double glazed windows and patio doors, a ground floor wc Upgrades to the specifications are also available as is a furniture pack (at extra cost).



## PARLANDS BUNGALOWS FOR SALE

There are also two 2 bed detached bungalows also available off plan at only **£112,500** each with a good size sitting room and separate kitchen and a family bathroom – please ask the selling agents for more information.

In addition to these new homes there are existing 1 & 2 bed units on site also for sale from only **£30,000** freehold – please ask the agents for more information on **01872 561642**.

## Energy Performance Certificate



Manor Lodge 1, Penstowe Park Holiday Village, Kilkhampton, BUDE, EX23 9QY

Dwelling type: Detached house Reference number: 0458-9040-6354-9362-9950  
 Date of assessment: 05 April 2012 Type of assessment: SAP, new dwelling  
 Date of certificate: 05 April 2012 Total floor area: 100 m<sup>2</sup>

### Use this document to:

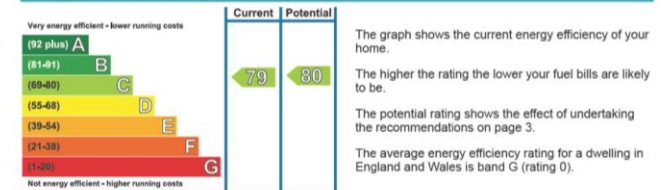
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,482
Over 3 years you could save	£63

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£231 over 3 years	£156 over 3 years	
Heating	£981 over 3 years	£993 over 3 years	
Hot Water	£270 over 3 years	£270 over 3 years	
<b>Totals</b>	<b>£1,482</b>	<b>£1,419</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£13	£66
2 Solar water heating	£4,000 - £6,000	£75
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£657

See page 3 for a full list of recommendations for this property.

## Manor Lodges - The Accommodation

### Entrance Lobby

### Cloakroom/wc

### Fitted kitchen 13'9 x 9'5

Range of eye & base units with single drainer sink, electric oven and grill, extractor fan, space for fridge and washing machine, wood effect flooring.

### Ground floor bed 1 13'9 x 10'6

Wood effect flooring, en-suite shower &wc.

### Open plan Sitting & Dining room 23'8 x 13'6

Very large room with two sets of sliding patio doors to terrace, stairs to first floor, store cupboard under, TV point.

**First floor landing** – Access to loft space, doors to:

### Bedroom 2 14'8 x 11'1

Room for 1 double & 1 single as a family room.

### Bedroom 3 14'8 x 9'5

Can be a twin room with room for 2 singles.

### Family bathroom

White suite with hand wash basin, wc, bath with shower attachment, heated towel rail.

**Outside** - each unit has a level paved sun terrace with lawned surroundings & **parking space**.

**Services** – Mains metered water, metered calor gas, sub metered electricity, mains drainage.

**Pictured below – the lovely beach at Sandymouth.**



Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.

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