



• A four bedroom detached holiday lodge situated on the ever popular Hengar Manor holiday park

A four bedroom detached holiday villa situated on the ever popular Hengar Manor holiday park. The property comprises an open plan lounge/kitchen/diner, two bedrooms and shower room to the ground floor, master bedroom with balcony, bedroom four and a bathroom to the first floor, private seating area and use of the onsite facilities and grounds.

**Situated** Hengar Manor holiday park is located on the rural fringes of St Tudy, in proximity of the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, park land and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool and leisure complex with sauna and beauty treatment rooms, games room and restaurants.

**Ground Floor** Open plan lounge/kitchen/diner, two bedrooms and shower room.

**First Floor** Master bedroom with balcony off, bedroom four, family bathroom.

**Outside** Private seating area and use of the communal gardens, grounds and on site facilities.

**EPC Rating** Energy Efficiency Rating E

**Auction Valuer**  
Wendy Alexander



**Viewing Arrangements**  
Due to the holiday lodge being fully booked and for Covid security measures in place by the site to protect their holiday makers, there will be no internal viewings available. General enquiries Countrywide Property Auctions 01395 275691.

