

# NEWQUAY PROPERTY CENTRE



A DELIGHTFUL TWO BEDROOM HOLIDAY HOME, AVAILABLE FOR YEAR ROUND USE AS 2ND HOME OR HOLIDAY LET. CONVENIENTLY SITUATED WITHIN A SHORT CAR JOURNEY OF SEVERAL MAJOR TOWNS INCLUDING NEWQUAY, ITS BEAUTIFUL COASTLINE, AND ITS WELL CONNECTED AIRPORT.



117 Atlantic Reach, Newquay,  
TR8 4LX

£70,000  
Leasehold

our ref: CNN8744

01637 875161

# IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: F
- Council tax band: N/A
- Mains Services: All Mains
- IDEAL 2ND HOME/HOLIDAY LET
- OPEN PLAN KITCHEN/DINER/LOUNGE
- 2 DOUBLE BEDROOMS
- VIEWS ACROSS NEIGHBOURING FIELDS
- FREE ONSITE PARKING
- SUNNY PATIO AREA
- 12 MONTH USAGE
- COMPREHENSIVE ONSITE FACILITIES
- LUCRATIVE POTENTIAL INCOME



## OWNERSAYS...

“This is an extremely convenient site and very popular, they’re a super investments and a cheap holiday home.”



## CONSIDER THIS...

WHAT WE LOVE: The views across rolling fields, the sunny patio and the quiet position make this a firm favourite of ours.

## MOREDETAIL...

**SUMMARY:** 117 Atlantic Reach is positioned in our opinion in one of the most favoured parts of the development. Situated towards a quieter part of the site at the lower end, yet still within easy access to the amenities on site. It bounds onto miles of open fields with a stunning outlook and also has a favourable sunny aspect at the front. Without fear of noisy passing footfall, you can enjoy your holiday in peace whether you are utilising this as your exclusive private holiday home, potentially highly lucrative holiday let or a well balanced mixture of the both. This is a wonderful home from home with everything one could need.

The property is sold as a going concern with fixtures, fittings and equipment including, bookings can be transferred on completion to the new prospective owner.

The property is the favoured two bedroom design that has many upgraded features and still potential to make your own mark if you want. A large full height window and access door provides a fitting entrance into the property and affords a wonderful amount of light into the main living space. A completely open plan room this is living, dining, and kitchen all in the most contemporary space, perfect for families to relax and socialise all together.

A rear window from the kitchen looks out onto the beautiful country views, there is space with fitted furniture included for living and dining at one end and the kitchen has a fully fitted range of solid wood units with appliances included. There is a useful cupboard housed under the stairs and when stepping onto the first floor landing there is a small loft access. On the first floor landing there are two bedrooms on both the front and rear aspect, both good sized doubles one arranged as a double and one arranged as a twin. Separately in between the two is the fully fitted shower suite in white with full tiling.

Throughout the property there is UPVC double glazing and an electric wet central heating system to convection radiators, much in the same way that a gas central heating system would operate.

At the front of the property there is a sunny patio with ample space for tables and chairs providing a great place to relax in the sunshine before the start of a busy day or and the end of a busy day.

The site stretches out for acres with brilliant onsite facilities. The original manor house is still onsite, there is indoor and outdoor pools, and the main reception area, spa and gym are within a more recent main club house. There are gym classes, onsite restaurant, children's play areas, mini golf course and Cornwall Segway. This is just a few of the facilities available, the list goes on and on. The site has a 12 month licence meaning that its open year round and can be used for holidays 365 days of the year. We advise that these cannot be lived in as a primary residence, however, they can be used as a 2nd home or holiday let investment.

Sold with the residual balance of a 999 year lease with a annual ground rent TBC and an annual service charge TBC.



## THELOCATION...

**LOCATION:** Looking for a perfect family home in the heart of Cornwall...? Atlantic Reach Holiday Resort and Leisure Club might be just the place for you. Set within acres of beautiful grounds of what was formally Carworgie Manor house, conveniently located close the north coast of Cornwall within easy access of the A30, a few files from Newquay Cornwall Airport, within a short car journey to many major towns including the bustling town of Newquay just 6 miles away.

Atlantic Reach is the perfect base to explore the wonders of Cornwall with ease, whilst having a full range of onsite facilities to keep the whole family happy for wonderful, memory making holidays.

### SHOPPING

- On Site Convenience
- Newquay - 6.7 miles
- Wadebridge - 11.7 miles

### RELAXING

- On-site Indoor/Outdoor Pool
- On-site Restaurant
- On-site Golf Course

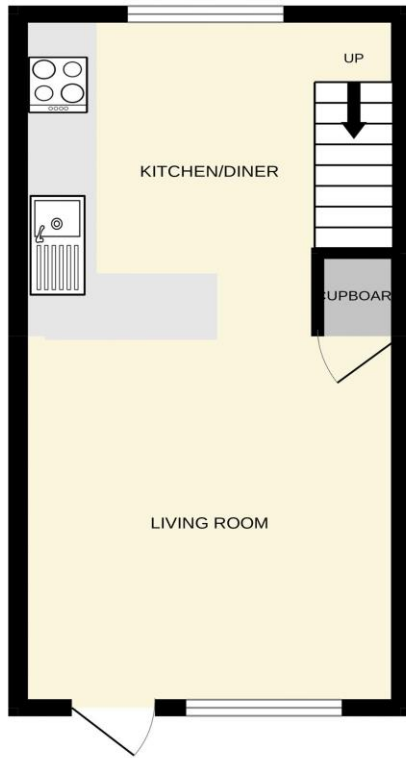
### TRAVEL

- Bus Stop - 0.1 miles
- Newquay Train Station - 6.7 miles
- Newquay Airport - 6.2 miles

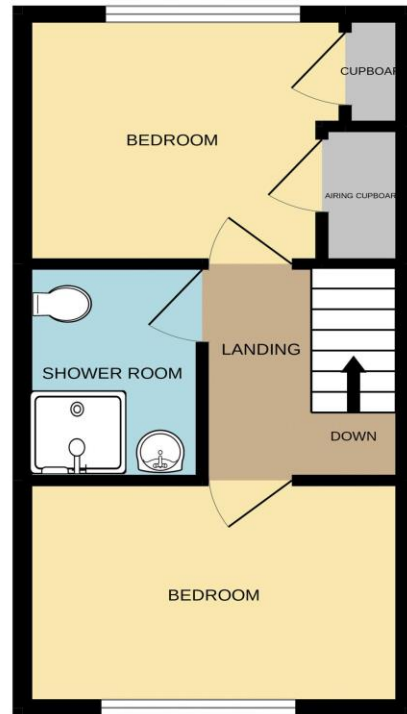


# THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



## THE DIMENSIONS...

**Open Plan  
Lounge/Diner/Kitchen**  
23' 9" x 12' 4" (7.23m x 3.76m)

**First Floor Landing**  
7' 0" x 5' 10" (2.13m x 1.78m)

**Bedroom One**  
11' 6" x 7' 10" (3.50m x 2.39m)

**Bedroom Two**  
9' 8" x 8' 5" (2.94m x 2.56m)

**Shower Suite**  
6' 10" x 4' 6" (2.08m x 1.37m)

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.