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86 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL

GUIDE PRICE **£35,000+***

RESIDENTIAL INVESTMENT



Description

A two bedroom fully furnished semi-detached holiday bungalow, with adjacent car parking space and patio seating area, situated on the ever popular and recently refurbished Hengar Manor holiday park which is both family- and pet-friendly. The property has been a successful holiday lettings venture for the last 10 years and has the benefit of a 979 year lease, along with the use of the communal grounds and facilities on site.

Situated

Hengar Manor is situated near the village of St Tudy and is readily accessible to the A30. Hengar Manor is set in 35 acres of parkland, with facilities on site including a bar/restaurant and entertainment room which are operational during the peak holiday season, with an indoor heated swimming pool, pitch and putt golf course, tennis courts and coarse fishing lakes which are available for guests to use all year round.

Ground Floor

Open plan lounge/kitchen/dining room, inner lobby with two bedrooms and shower room.

Outside

Paved patio seating area, adjacent car parking space and additional visitors car parking area, use of the communal grounds and on site facilities.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

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VOA Rating

86 & 87 Hengar Manor are currently jointly listed on the VOA



This floor plan is not intended to be used as a contract. It is provided for information only. The actual layout of the property may vary from the floor plan shown. The floor plan is not to be used as a basis for any legal proceedings.

website with a combined rateable value of £3,300 per annum. We understand that no rates have been payable since 2011 as the properties have qualified for small business rates relief.

Site Fees 2025/2026

Site fees £3,682.50 1st April 2025 – 31st March 2026.

Tenure

Leasehold Ground rent £421.97 – 978 years left on lease

Note

If purchased as a holiday home, the property is exempt from the second home double council tax levy as the property cannot be used as a permanent residence.