

T&Cs: This property is subject to a 100-year licence and cannot be used as a primary residence. An annual service fee of £5,500 plus VAT applies and electricity costs are billed quarterly. You will also need to take out home insurance on your Residence.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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Kynance Burn Coastal Retreat, Poundfield, Bude, Cornwall, EX23 8SF

- Luxurious Cornish Lodge
- Verandah
- Soft Furnishings Included
- Leisure facilities, pool and sauna
- Size 40' x 16'
- Sleeps Four
- Fully Fitted Kitchen
- Scandi-style interior
- Childrens Play Area
- Optional Home Office

£250,000



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The Agent that goes the Extra Mile





Amazing opportunity in North Cornwall, within easy range of local beaches and beauty spots

Kynance combines striking, modern design with rustic, Scandi-inspired decor. Each lodge features a spacious open-plan kitchen living area, with room to seat six, and a breakfast bar. Plus, you can choose to add a home office and upgrade to additional luxuries such as an outdoor hot tub and pergola.

A spacious terrace, where you can drink and dine alfresco or simply soak up the sun.

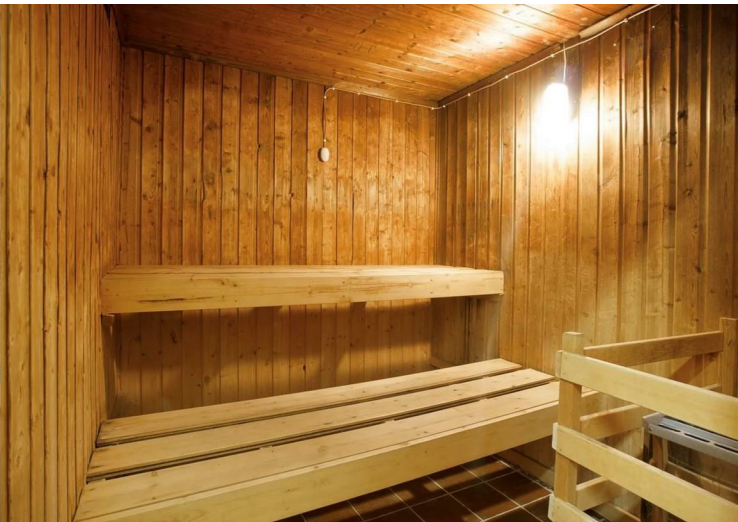
With two bright and modern bedrooms, options and optional home offices available, these beautiful holiday homes offer flexible options. With vaulted ceilings, the lounge and bedrooms are bright and airy and give a feeling of tranquility and calm. Fully glazed front elevations provide a beautiful outlook and stylish appearance. The Kynance benefits from a fully fitted kitchen with a range of appliances, electric hob, oven, microwave, and dishwasher. fridge/freezer and wine cooler and utility room with washer/dryer. The lodges also benefit from soft furnishings including sofa, carpets, curtains and flooring and dining table and seating. Hot tubs, roof terraces and pergolas are also available on request.

Be it a relaxing break for two, or an action-packed break with family and friends, Burn Coastal Retreat has a long list of facilities for you to enjoy - as much or as little as you fancy. You'll find a laid-back cafe-bar serving drinks and light bites, modern spa and leisure facilities, and a play area for the little ones. And if you fancy indulging in a spa treatment (or two), there are tranquil treatment rooms.

Built to British Standard 3632 and protected by a 10 year structural warranty. Photographs for illustration purposes only.

Lodge size

40' x 16' (12.19m x 4.88m)



DIRECTIONS

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See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.