12 Trevelyan Holiday Homes, Predannack, TR12 7AU

£45,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

12 Trevelyan Holiday Homes

- ONE BEDROOM
- WELL REGARDED COMPLEX
- COMMUNAL GARDENS
- BUSINESS RATES
- LEASEHOLD
- EPC G15

The Trevelyan Holiday Home complex is conveniently situated for exploring the unspoilt beauty and charm of the stunning coastline and countryside that makes The Lizard peninsula such a popular destination.

With well maintained communal grounds and informal parking for a vehicle this holiday chalet would seem well suited for those looking for a bolt hole in this lovely part of Cornwall or those wishing to continue its current use as a holiday let.

Tastefully presented throughout, the accommodation offers a nice open plan sitting / dining room, a kitchen, a bedroom, a shower, room and a cloakroom. The property benefits from double glazing.

The Lizard Peninsula with its dramatic coastline has been designated as an area of outstanding natural beauty, close by there are sandy beaches, the South West coastal footpath and the magnificent sailing waters of the Helford River are within easy reach. The Lizard village itself is a short drive away and has a range of amenities that include a post office, food stores, and butchers and there are also a number of well regarded public houses and restaurants.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

UPVC PART GLAZED ENTRANCE DOOR TO

OPEN PLAN LOUNGE/DINING ROOM 13' x 8'6" (3.96m x 2.59m)
A light, open plan living space with wood effect flooring, electric panel heaters, a large window to the front aspect, a concertina door off to the bedroom and an opening to

KITCHEN 6'9" x 5'7" narrowing to 4'4" (2.06m x 1.70m narrowing to 1.32m)
Having a fitted kitchen with granite effect working surfaces, incorporating a sink with mixer tap over and a drainer. There are white high gloss base units and a drawer below, a wall cupboard, spaces for a fridge and cooker with a hood over, a useful storage shelf, partially tiled walls, a window to the front aspect, tiling to the floor, a spotlighting arrangement and a sliding door to

SHOWER ROOM
Having a white tiled shower enclosure with an electric shower, a pedestal wash hand basin with a mixer tap over and storage cupboard under, a chrome heated towel rail, an extractor fan and tiling to the walls and floor. Sliding door to

CLOAK ROOM
With a lever flush w.c, electric consumer unit with a coin fed meter and a frosted window to the front aspect.

BEDROOM ONE 8'6" x 6'1" (2.59m x 1.85m)
With wood effect flooring, an electric panel heater and a window to the rear aspect.

OUTSIDE

To the front there are pleasant and well tended communal areas of lawn with informal parking for one vehicle. All the chalets have the use of the well-kept communal gardens.

SERVICES

Mains water and electricity. Private drainage.

AGENTS NOTE ONE

The property is Leasehold and has the remainder of a 99 year lease which, we understand, was granted in 1981.

AGENTS NOTE TWO

We are advised that the property can only be occupied for a maximum of six consecutive weeks by the same person.

AGENTS NOTE THREE

We are advised that the ground rent is currently circa £800 per annum and includes: waste , sewerage, site lighting, site maintenance and mortgage repayments for the freehold land. Ground rent is paid to Trevelyan Holiday Homes Limited the owner of the freehold title and the owners of this property, along with a number of other chalet owners, are shareholders in the company.

AGENTS NOTE FOUR

The water is metered and there is a service charge included in the ground rent.

AGENTS NOTE FIVE

We are advised that the contents of the chalet are available by separate negotiation.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From Helston take the A 3083 towards The Lizard. Continue past the Mullion turning and the holiday park on the left hand side. Continue along and just before the turning to Cadgwith / Ruan Minor / Kennack Sands, turn right into Trevelyan holiday homes by our For Sale board. Take the first right and follow the road around to your left, towards the communal parking area where the property can be found on the corner on the right hand side.

COUNCIL TAX BAND

Business rates

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

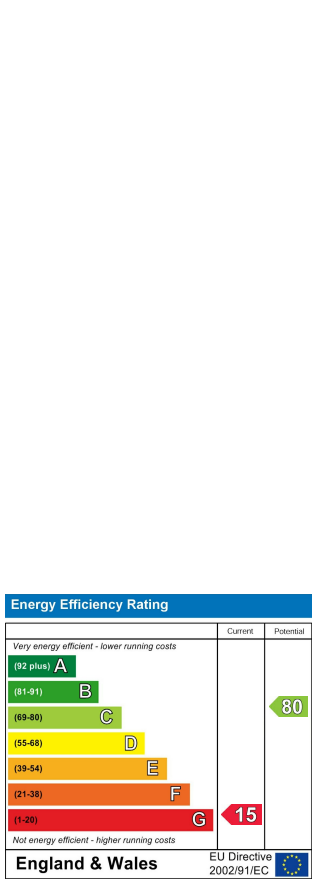
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

12th March 2026



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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