

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**For Sale**

**£200,000**

Kenegie Manor Apartment, Gulval, Penzance,  
Cornwall TR20 8YN

1,199.86 Sq Ft  
(111.47 Sq M)

# Summary

- Smart freehold opportunity within popular holiday park
- Two double bedrooms
- Open plan ground floor with zoned lounge and dining areas
- Fully fitted kitchen
- Attractive galleried landing
- Ideal for investment or lock up and leave holiday accommodation
- Private garden area
- Rural location, close to Penzance and the coast

## Location:

The property is situated within the grounds of Kenegie Manor, a four-hundred-year-old manor house located in West Cornwall and run as a holiday park.

The village of Gulval, now considered to be a suburb of Penzance, is nearby and a busy hub with a last reported population in the region of 21,200.

## Description:

A smart freehold cottage within the attractive setting of Kenegie Manor, offered for sale with vacant possession and suitable for year round holiday use.

Providing an open plan living space and a fully fitted kitchen on the ground floor and two double bedrooms, bathroom and useful galleried landing. Heating by way of electric panel heaters and feature fire, the property also provides for a garden and a safe and secure environment to lock up and leave as required.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Ground floor with open plan living and dining room with separate kitchen. Two first floor bedrooms and bathroom.

### Ground Floor

- Entrance hall
- Open plan living and dining area
- Kitchen (base and wall mounted units, oven, freestanding fridge / freeze, stainless steel sink)

### First Floor

- Landing
- Bathroom
- Double bedroom
- Twin bedroom

Approx	sq m	sq ft
Ground floor	53.61	577.03
First floor	57.86	622.83
Total	111.47	1,199.86

## Service charge:

The owners pay a service charge to the owners of Kenegie Park to cover general site maintenance and lighting and have had use of the leisure facilities. 2024/5 cost £1,154.52 plus VAT.

## Services:

We understand that mains electricity and water are connected to the property, plus private drainage, however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Previously F - awaiting update report

## Planning:

User class C3 (dwelling house) and currently used for 12 month holiday use.

## Council Tax

Band B

## Terms:

Available freehold with vacant possession. Please note this includes a flying freehold on the first floor.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

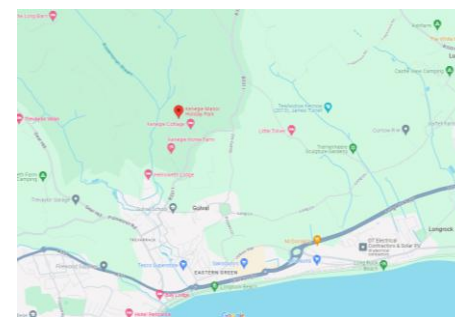
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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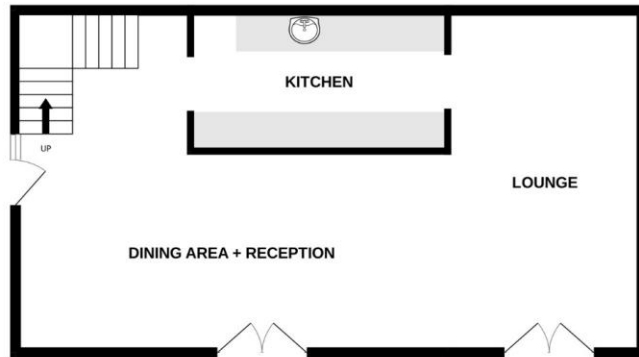
### Truro Office

Walsingham House, Newham Quay,  
Truro TR1 2DP

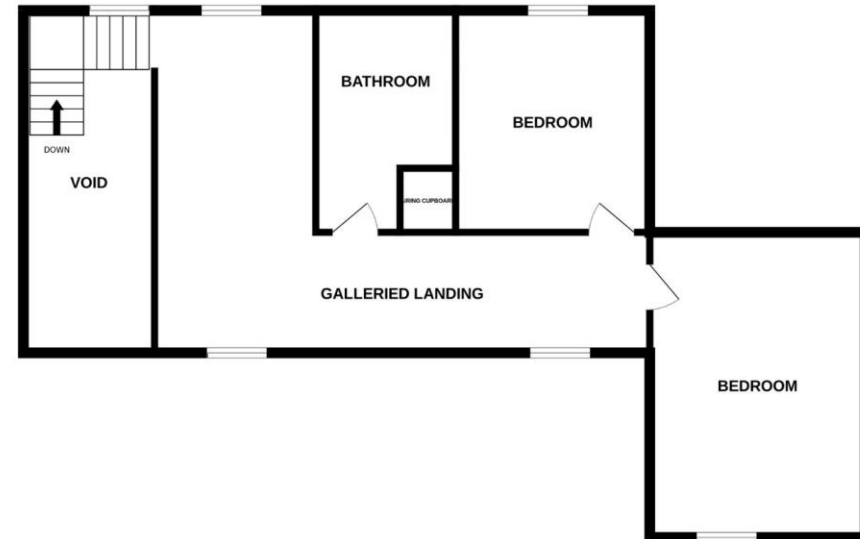




GROUND FLOOR



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.  
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