

Mr J W Richardson
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Owlsmoor
Sandhurst
Berks
GU47 0GX

01344-560987

Ms S Lunnon
Pension Practitioner
Daws House
33-35 Daws Lane
London
NW7 4SD

20th Jan 2015 Tumbles Holidays Pension Scheme

Dear Stacy

Please find enclosed the bank statements and share holdings certificate for the 2013/2014 tax year.

There is a payment of £294.40 to cover the subscription to a share information service detailed as ADVFN on the statement.

The lump sum payments of 2 x1000 and 3 x 100 are relating to the loan to R Gibbon, he fell behind with his payments but is now fully up to date and paying regularly.

All non connected loans have been rolled over on an interest only basis.

the connected loan to the company has not been paid for this year due to financial difficulty this has now been dealt with and the payments are being made regularly with an intent to catch up the missing amounts during the summer season when finances are healthy.

There is currently around £6000 in the bank account and approx £40k in shares in Barclays.

If you have any questions please let me know.

Yours.


John Richardson

Mid Price Valuation of Securities

Date of Valuation: 05/04/2014

Name of Valuation: Tumbles Holidays Pension Scheme - Ref: S12824

Portfolio: 480/70256837/63

Holding	Security	Price (p)	Value (£)	Income/ Interest (£)
600,000	LENI GAS & OIL PLC ORD GBP0.0005 [AIM] (NOW LGO ENERGY)	0.695	4,170.00	
700,000	RARE EARTH MINERAL ORD GBP0.0001 [AIM]	0.445	3,115.00	
1,000,000	RED ROCK RESOURCES ORD GBP0.001 [AIM]	0.35	3,500.00	
	Sub total		10,785.00	
	TOTAL		10,785.00	

Dheeraj

Digitally signed by Dheeraj
DN: cn=Dheeraj, o=Barclays, ou=Probate,
email=dheeraj.talreja@barclays.com, c=GB
Date: 2015.01.13 11:30:00 Z

CASH

£211.52p -

For and on behalf of Barclays Stockbrokers

Your account statement
Statement sheet number: **49**
Issue date: **30 April 2013**
Page: **1 of 2**

*** BANK OF SCOTLAND**

TUMBLES HOLIDAYS PENSION SCHEME
FAO MR J RICHARDSON
11 LARCHWOOD GLADE
CAMBERLEY
SURREY
GU15 3UW

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BX2 1LB

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Your branch: **MONEY MARKET ACC**
Sort code: **12-20-26**
Account number: **06189231**
BIC: **BOFSGB21282**
IBAN: **GB52 BOFS 1220 2606 1892 31**



L361827AE24313 1890 430/1/011359

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Account Summary

Balance On 28 March 2013	£3,441.94
Total Paid In	£192.19
Total Paid Out	£0.00
Balance On 15 April 2013	£3,634.13

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
28 Mar 13		BALANCE BROUGHT FORWARD		3,441.94
9 Apr 13		INTEREST (GROSS)	0.19 CR	3,442.13
10 Apr 13	Standing Order	R SEAMAN	120.00 CR	3,562.13
15 Apr 13	Standing Order	J POWER LOAN	72.00 CR	3,634.13

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Your account statement
Statement sheet number: 50
Issue date: 30 May 2013
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*** BANK OF SCOTLAND**

TUMBLES HOLIDAYS PENSION SCHEME
FAO MR J RICHARDSON
11 LARCHWOOD GLADE
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L3618276E41617 1890 584/1/001815

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

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Account Summary

Balance On 30 April 2013	£3,634.13
Total Paid In	£192.29
Total Paid Out	£508.40
Balance On 15 May 2013	£3,318.02

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
30 Apr 13		BALANCE BROUGHT FORWARD		3,634.13
1 May 13	Direct Debit	PENSIONPRACTITION PEP282874	210.00 DR	3,424.13
9 May 13		INTEREST (GROSS)	0.29 CR	3,424.42
10 May 13	Standing Order	R SEAMAN	120.00 CR	3,544.42
13 May 13	Standing Order	J POWER LOAN	72.00 CR	3,616.42
15 May 13	Cheque	010055	298.40 DR	3,318.02

ADVEN SUBSCRIPTION

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Select Statement - 12202606189231

TUMBLES HOLIDAYS PENSION
SCHEME
FAO MR J RICHARDSON
11 LARCHWOOD GLADE
CAMBERLEY
SURREY
GU15 3UW

Branch Name: MONEY MARKET ACC

Sort Code: 122026
Account no: 06189231

account statement

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Sheet: 51

Date issued: 28/06/2013

Date	Activity	Paid out	Paid in	Balance
30May13				3,318.02
10Jun13	SOR SEAMAN		120.00	3,438.02
10Jun13	INTEREST (GROSS)		0.29	3,438.31
13Jun13	SO J POWER		72.00	3,510.31
	LOAN			
	TOTAL PAYMENTS/RECEIPTS:	0.00	192.29	

BGC-Bank Giro Credit BP-Bill Payments CHG-Charge CHQ-Cheque(s) COM-Commission COR-Correction CPT-Cashpoint CSH-Cash CSQ-Cash/Cheque(s) DD-Direct Debit DEB-Debit card DEP-Deposit DR-Overdrawn Balance EUR-Euro Cheque IB-Internet Banking PAY-Counter withdrawal PSV-Paysave SAL-Salary SCR-Refund Debit SDC-Collection Credit SDD-Collection Debit SDR-Reversal Credit SO-Standing Order SUR-Excess Management Reversal

Select Statement - 12202606189231

TUMBLES HOLIDAYS PENSION
SCHEME
FAO MR J RICHARDSON
11 LARCHWOOD GLADE
CAMBERLEY
SURREY
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Branch Name: MONEY MARKET ACC

Sort Code: 122026
Account no: 06189231

account statement

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Sheet: 52

Date issued: 30/07/2013

Date	Activity	Paid out	Paid in	Balance
28Jun13				3,510.31
09Jul13	INTEREST (GROSS)		0.28	3,510.59
10Jul13	SOR SEAMAN		120.00	3,630.59
15Jul13	SOJ POWER		72.00	3,702.59
	LOAN			
	TOTAL PAYMENTS/RECEIPTS:	0.00	192.28	

BGC-Bank Giro Credit BP-Bill Payments CHG-Charge CHQ-Cheque(s) COM-Commission COR-Correction CPT-Cashpoint CSH-Cash CSQ-Cash/Cheque(s) DD-Direct Debit DEB-Debit card DEP-Deposit DR-Overdrawn
Balance EUR-Euro Cheque IB-Internet Banking PAY-Counter withdrawal PSV-Paysave SAL-Salary SCR-Refund
Debit SDC-Collection Credit SDD-Collection Debit SDR-Reversal Credit SO-Standing Order SUR-Excess
Management Reversal

Your account statement
Statement sheet number: **53**
Issue date: **30 August 2013**
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TUMBLES HOLIDAYS PENSION SCHEME
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0 922/1/001392

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Account Summary

Balance On 30 July 2013	£3,702.59
Total Paid In	£192.31
Total Paid Out	£210.00
Balance On 13 August 2013	£3,684.90

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
30 Jul 13		BALANCE BROUGHT FORWARD		3,702.59
1 Aug 13	Direct Debit	PENSIONPRACTITION PEP282874	210.00 DR	3,492.59
9 Aug 13		INTEREST (GROSS)	0.31 CR	3,492.90
12 Aug 13	Standing Order	R SEAMAN	120.00 CR	3,612.90
13 Aug 13	Standing Order	J POWER LOAN	72.00 CR	3,684.90

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Your account statement
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0 2537/1/004342

PENSION FUND
 TUMBLES HOLIDAYS PENSION SCHEM

Account Summary

Balance On 30 August 2013	£3,684.90
Total Paid In	£192.31
Total Paid Out	£0.00
Balance On 13 September 2013	£3,877.21

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
30 Aug 13		BALANCE BROUGHT FORWARD		3,684.90
9 Sep 13		INTEREST (GROSS)	0.31 CR	3,685.21
10 Sep 13	Standing Order	R SEAMAN	120.00 CR	3,805.21
13 Sep 13	Standing Order	J POWER LOAN	72.00 CR	3,877.21

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Your account statement
Statement sheet number: **55**
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Page: **1 of 1**



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0 581/1/001901

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Account Summary

Balance On 30 September 2013	£3,877.21
Total Paid In	£192.32
Total Paid Out	£0.00
Balance On 14 October 2013	£4,069.53

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
30 Sep 13		BALANCE BROUGHT FORWARD		3,877.21
9 Oct 13		INTEREST (GROSS)	0.32 CR	3,877.53
10 Oct 13	Standing Order	R SEAMAN	120.00 CR	3,997.53
14 Oct 13	Standing Order	J POWER LOAN	72.00 CR	4,069.53

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Your account statement
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Issue date: **29 November 2013**
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TUMBLES HOLIDAYS PENSION SCHEME
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Account number: **06189231**
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0 950/1/001587

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Account Summary

Balance On 30 October 2013	£4,069.53
Total Paid In	£192.36
Total Paid Out	£210.00
Balance On 13 November 2013	£4,051.89

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
30 Oct 13		BALANCE BROUGHT FORWARD		4,069.53
1 Nov 13	Direct Debit	PENSIONPRACTITION PEP282874	210.00 DR	3,859.53
11 Nov 13	Standing Order	R SEAMAN	120.00 CR	3,979.53
11 Nov 13		INTEREST (GROSS)	0.36 CR	3,979.89
13 Nov 13	Standing Order	J POWER LOAN	72.00 CR	4,051.89

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Your account statement
Statement sheet number: **57**
Issue date: **30 December 2013**
Page: **1 of 1**

TUMBLES HOLIDAYS PENSION SCHEME
FAO MR J RICHARDSON
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0 673/1/002122

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

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Account number: **06189231**
BIC: **BOFSGB21282**
IBAN: **GB52 BOFS 1220 2606 1892 31**

Account Summary

Balance On 29 November 2013	£4,051.89
Total Paid In	£192.31
Total Paid Out	£0.00
Balance On 13 December 2013	£4,244.20

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
29 Nov 13		BALANCE BROUGHT FORWARD		4,051.89
9 Dec 13		INTEREST (GROSS)	0.31 CR	4,052.20
10 Dec 13	Standing Order	R SEAMAN	120.00 CR	4,172.20
13 Dec 13	Standing Order	J POWER	72.00 CR	4,244.20
		LOAN		

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Your account statement
Statement sheet number: **58**
Issue date: **30 January 2014**
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*** BANK OF SCOTLAND**

TUMBLES HOLIDAYS PENSION SCHEME
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Account number: **06189231**
BIC: **BOFSGB21282**
IBAN: **GB52 BOFS 1220 2606 1892 31**



0 131/1/000343

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Account Summary

Balance On 30 December 2013	£4,244.20
Total Paid In	£1,282.36
Total Paid Out	£0.00
Balance On 22 January 2014	£5,526.56

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
30 Dec 13		BALANCE BROUGHT FORWARD		4,244.20
9 Jan 14		INTEREST (GROSS)	0.36 CR	4,244.56
10 Jan 14	Standing Order	R SEAMAN	120.00 CR	4,364.56
13 Jan 14	Standing Order	J POWER	72.00 CR	4,436.56
		LOAN		
22 Jan 14	Deposit	KINGSTON UPON THAM	1,000.00 CR *	5,436.56
22 Jan 14	Faster Payment	GIBBON RA	90.00 CR	5,526.56
		BUDE		
		RP4679969337799000		

* LUMP PAYMENT FROM
R. GIBBON TO BRING
LOAN A/C TO ORDER

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Your account statement
Statement sheet number: 59
Issue date: 28 February 2014
Page: 1 of 1

* BANK OF SCOTLAND

TUMBLES HOLIDAYS PENSION SCHEME
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0 3337/1/006316

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Account Summary

Balance On 30 January 2014	£5,526.56
Total Paid In	£1,382.46
Total Paid Out	£210.00
Balance On 13 February 2014	£6,699.02

Account Activity

Date	Payment type	Details	Transactions (£)	Balance (£)
30 Jan 14		BALANCE BROUGHT FORWARD		5,526.56
3 Feb 14	Direct Debit	PENSIONPRACTITION PEP282874	210.00 DR	5,316.56
7 Feb 14	Deposit	SURBITON	1,000.00 CR	6,316.56
10 Feb 14	Standing Order	D GIBBON	100.00 CR	6,416.56
10 Feb 14	Standing Order	R SEAMAN	120.00 CR	6,536.56
10 Feb 14		INTEREST (GROSS)	0.46 CR	6,537.02
11 Feb 14	Faster Payment	GIBBON RA NO REF RP4673063860260900	90.00 CR	6,627.02
13 Feb 14	Standing Order	J POWER LOAN	72.00 CR	6,699.02

* R. GIBBON Loan Sum
R. GIBBON PAYMENT

Messages

For important information about compensation arrangements, please refer to the back of this statement.

Bank of Scotland
Licence
We are
Cred

Select Statement - 12202606189231

TUMBLES HOLIDAYS PENSION
SCHEME
FAO MR J RICHARDSON
11 LARCHWOOD GLADE
CAMBERLEY
SURREY
GU15 3UW

Branch Name: MONEY MARKET ACC

Sort Code: 122026
Account no: 06189231

account statement

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Sheet: 60

Date issued: 28/03/2014

Date	Activity	Paid out	Paid in	Balance
28Feb14				6,699.02
10Mar14	SO D GIBBON		100.00 *	6,799.02
10Mar14	SO R SEAMAN		120.00	6,919.02
10Mar14	INTEREST (GROSS)		0.51	6,919.53
11Mar14	FPI GIBBON RA		90.00	7,009.53
	NO REF			
	RP4673063877642300			
13Mar14	SO J POWER		72.00	7,081.53
	LOAN			
	TOTAL PAYMENTS/RECEIPTS:	0.00	382.51	

R. GIBBON PAYMENT

BGC-Bank Giro Credit BP-Bill Payments CHG-Charge CHQ-Cheque(s) COM-Commission COR-Correction CPT-Cashpoint CSH-Cash CSQ-Cash/Cheque(s) DD-Direct Debit DEB-Debit card DEP-Deposit DR-Overdrawn Balance EUR-Euro Cheque IB-Internet Banking MPI-Mobile Payment In MPO-Mobile Payment Out PAY-Counter withdrawal PSV-Paysave SAL-Salary SCR-Refund Debit SDC-Collection Credit SDD-Collection Debit SDR-Reversal Credit SO-Standing Order SUR-Excess Management Reversal

Select Statement - 12202606189231

TUMBLES HOLIDAYS PENSION
SCHEME
FAO MR J RICHARDSON
11 LARCHWOOD GLADE
CAMBERLEY
SURREY
GU15 3UW

Branch Name: MONEY MARKET ACC

Sort Code: 122026
Account no: 06189231

account statement

PENSION FUND
TUMBLES HOLIDAYS PENSION SCHEM

Sheet: 61

Date issued: 30/04/2014

Date	Activity	Paid out	Paid in	Balance
28Mar14				7,081.53
09Apr14	INTEREST (GROSS)		0.58	7,082.11
10Apr14	SO D GIBBON		100.00 *	7,182.11
10Apr14	SO R SEAMAN		120.00	7,302.11
11Apr14	FPI GIBBON RA		90.00	7,392.11
	NO REF			
	RP4673063895677700			
14Apr14	SO J POWER		72.00	7,464.11
	LOAN			
	TOTAL PAYMENTS/RECEIPTS:	0.00	382.58	

R. GIBBON *payment*

BGC-Bank Giro Credit BP-Bill Payments CHG-Charge CHQ-Cheque(s) COM-Commission COR-Correction CPT-Cashpoint CSH-Cash CSQ-Cash/Cheque(s) DD-Direct Debit DEB-Debit card DEP-Deposit DR-Overdrawn Balance EUR-Euro Cheque IB-Internet Banking MPI-Mobile Payment In MPO-Mobile Payment Out PAY-Counter withdrawal PSV-Paysave SAL-Salary SCR-Refund Debit SDC-Collection Credit SDD-Collection Debit SDR-Reversal Credit SO-Standing Order SUR-Excess Management Reversal



Tumbles Lodge, Hershham, Bude,
Cornwall, EX23 9LZ

£695,000

Summary Description

A beautiful thatched cottage in rural Cornwall with breathtaking views over open countryside. This countryside residence provides extensive accommodation perfect for holiday letting or large/extended families (the figures speak for themselves) . An unusual and tempting attraction is the indoor heated swimming pool which takes centre stage. Added to this is lovely gardens and a small paddock. All in all a lifestyle change and one not to be missed!

Tumbles lodge



Welcome to Tumbles Lodge. Tumbles Lodge is located in the rural hamlet of Hershams, a short drive from Stratton. Stratton has a range of amenities, including a post office, the historic Tree Inn and Kings Arms, a fish and chip shop, a primary school, doctors' surgery and a hospital. Stratton is a popular village location just a short drive from Bude, with its spectacular coastline and beaches.

Entrance Hall

The entrance hall opens out to one wing of the cottage and has stairs down to the rest of the property. There is a useful walk in storage cupboard, perfect if letting, for storage, bedding and cleaning equipment. Stairs lead up to the lounge and stairs down to the snug.

Lounge



A lovely spacious room with light flooding in from three directions and benefiting from far reaching views across open countryside. The focal point of the room is a feature stone wall with a magnificent corner cast iron log burner set on a stone hearth. An impressive room with vaulted timber ceilings, a galleried stairwell and plenty of space for the four sofas! The windows overlook to one side the paddock and stabling, to the other the side garden and to the rear the rural Cornish countryside. There are two radiators, a TV point and a telephone point. Steps up to a landing area with doors off to bedrooms one, two and a bathroom. There is a pay phone on the landing and a storage cupboard.

Bedroom One

A twin room with built in wardrobes, a chest of drawers and a pine bedside table. The room has angled ceilings and benefits from countryside views to the side over the stables.

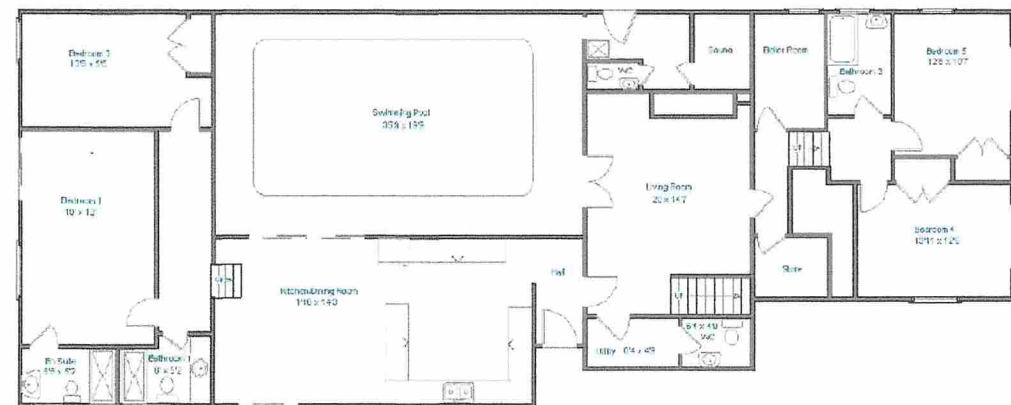
Bedroom Two

A large double bedroom with a pine double bed, chest of drawers and two bedside tables. Angled ceilings adding character and windows overlooking the front. There is loft hatch and a door to an Ensuite bathroom.

Ensuite to Bedroom Two

An Ensuite shower room with a large shower cubicle housing an electric 'Mira' shower with tiled splash back. There is a sink with chrome taps with a mirror above with a shaver light. A useful wall cabinet and towel rail. The flooring is vinyl.

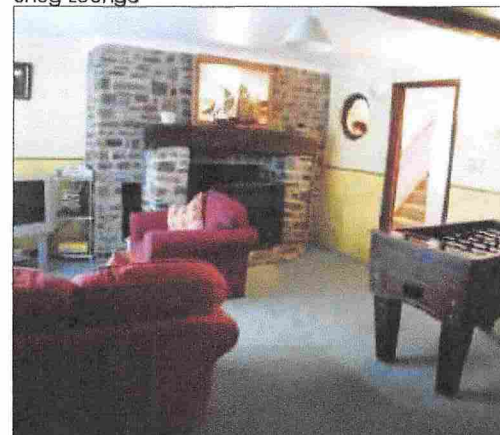
Floor Plan (not to scale)



Bathroom

The bathroom suite comprises a bath with chrome mixer taps, WC and a sink with white tile splash back with mirror over and shaver light. The flooring is vinyl and the walls are wooden and painted white. There is a high level window, shelf unit and towel rail.

Snug Lounge



A cosy room with a large attractive cast iron log burning stove taking centre stage, set in natural

stone fireplace with two feature insets. There is a chunky oak mantle above and ceiling beams giving further character to the room. The snug is furnished with a sofa, armchair, a solid wood table football and television. There are French doors opening out on to the swimming pool verge. There are wall lights and a radiator. Doors lead off to a utility room, the kitchen and to an inner hallway leading to another wing of the property.

Utility

There is a 'bendix' washing machine and a 'Creda' tumble drier plumbed in and ample storage for vacuums, brooms etc. A door leads from within to a WC with sink and tiled splash back. There is a obscure glazed window.

Tenure
Freehold
Tax Band

Tenure
Freehold

Services
Mains electricity, water, Septic tank
Oil

Tax Band E
Cornwall County Council

To View
By appointment with Cornish Bay on 01288 355578

Floor Plan (not to scale)



Inner Hallway One

The inner hall has doors off to the under stairs cupboard, the pool control room and steps up to bedroom three and four and the bathroom.

Pool control room

The mechanics of the pool are secured in this room as is the oil fired boiler. There is shelving, a tap and some storage cupboards.

Bedroom Three

A spacious twin room with built in wardrobes. It benefits from being dual aspect with a bay window overlooking the front and a window to the side overlooking the stable block. There are two beds with bedside tables, lamps and a radiator.

Bedroom Four

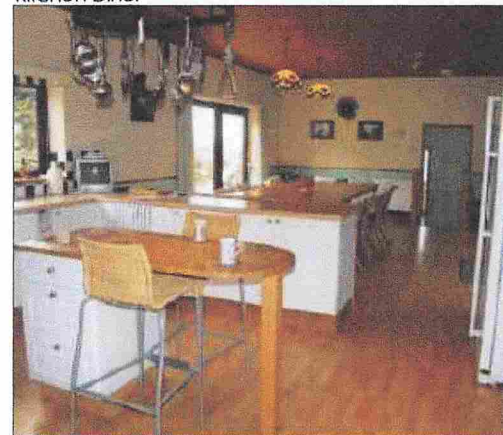


A large bright and airy double bedroom with a bay window overlooking the front and a side window overlooking the side garden. It is furnished with a double bed, chest of drawers, a built in wardrobe with mirror and two bedside cabinets with lamps. There is a radiator and TV aerial.

Bathroom two

There is a white bathroom suite comprising bath WC and sink, with white tiling throughout. The sink has chrome mixer taps, a mirror above and a shaver light. The window overlooks the stable block.

Kitchen Diner



A magnificent fitted kitchen! The space and light makes this a welcoming room. The French doors to both the swimming pool and another set to the garden, make this a great social room. Central of these is a grand table which seats twelve people easily. To the other end of the room is the main kitchen comprising a matching range of wall and base units of cottage style in white with wood effect worktop above. The kitchen is well equipped with a 'Samsung' larger fridge and freezer with a drinks machine! It also comprises an eye level 'Hotpoint' double electric oven with separate halogen four ring hob set in the worktop with extractor above and a 'Zanussi' dishwasher. There are views from the dining room over the garden through the play area to open countryside beyond. The ceiling is timber clad and there is laminate wood effect flooring.

Swimming Pool + Sauna



What a dream! Your own swimming pool with blue marble effect liner and under water lighting. There is natural stone flooring around the pool. The current owner keeps it temptingly warm at 86 degrees. The pool is 5 ft deep and is 28ft by 14ft. The room is heated by two radiators and there is a dehumidifier. There are large roof windows and light also comes in from the kitchen. There is also a window into the lower hallway.

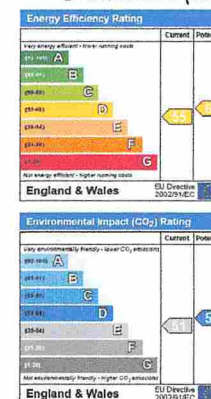
There is a door leading from the pool to a room with a shower cubicle, WC and the timber sauna room large enough for four adults. Radiator heating and vinyl flooring. There is a door to the side of the property.

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information provided by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor.

Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may, however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS: Please note that if floor plans are displayed they are intended as a general guide to the layout of rooms within the property, and they are not drawn precisely to scale.

Energy Performance Certificate (EPC)



Inner Hallway Two

From the kitchen/diner there are steps down to a hallway with doors off to a shower room, bedroom five and the master bedroom.

Shower Room

The room benefits from a large double shower cubicle with a 'Mira' shower, WC, sink and heated towel rail. There is an obscure glazed window.

Bedroom Five

A twin room with built in wardrobes and views over the garden and to countryside beyond. The furnishing comprises two beds, two bedside tables with lamps and a pine chest of drawers. Radiator.

Master Bedroom

'Room with a View'! A lovely room with views over the patio to the rolling Cornish hills. Very spacious and furnished with a double divan bed with drawers under, two pine bedside cabinets with lamps. There

is plenty of space still for the wardrobe, chest of drawers and dressing table with a free standing mirror. The room has radiator heating and french doors opening out onto the large patio area adjoining the cottage. Door off to the ensuite.

Ensuite to Master Bedroom

A fully tiled room with a double shower cubicle, WC, sink with mirror above and shaver light. There is an obscure glazed window, vinyl flooring and a towel rail.

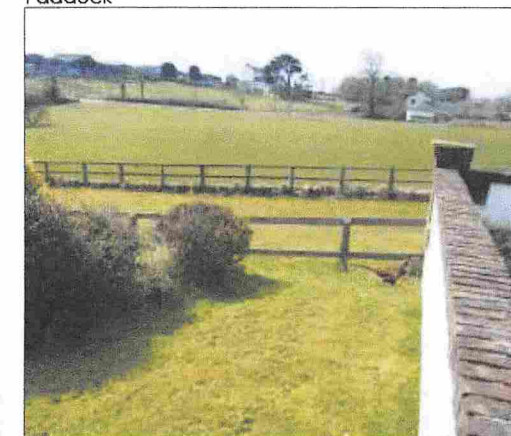
Outside space

There is a large driveway with plenty of off road parking to the front and side of the cottage. The driveway extends down the side of the property giving vehicle access to the stable block. The paddock runs parallel to the house and the gardens wrap around the cottage perfectly located to appreciate the views. A lovely country garden!

Gardens

There is a lovely private garden accessed from the side of the property down some stone steps. A beautiful garden with a large stone wishing well house. The garden is laid to lawn with a hedged boundary and is also accessible from the kitchen diner. There is a tucked away garden shed. The garden gently slopes away and turns into the rear garden with spectacular views. The rear garden area has a backdrop of open countryside, a very appealing aspect! It adjoins the

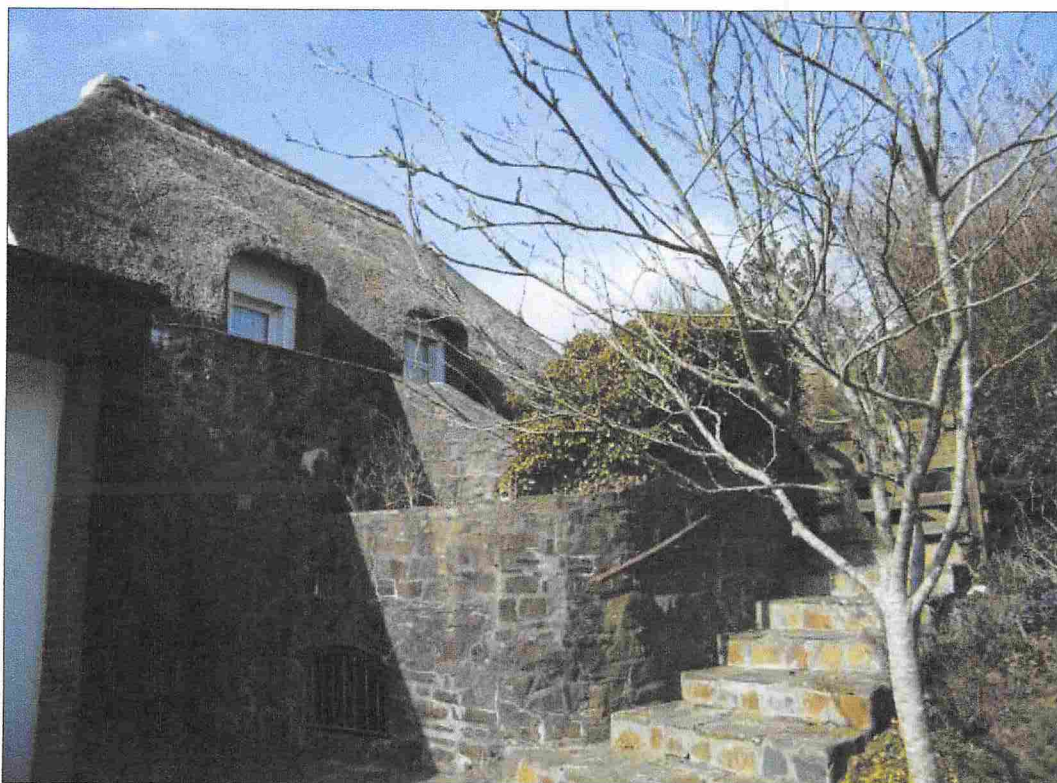
house meeting with a large sun terrace designed to appreciate the views. The garden is mainly lawned but there are some mature shrubs and plants. There is a timber play area for children with a slide to complete the dream for children!

Paddock

The paddock measures approx 105 metres by 11 metres. It is level and runs parallel along the length of the garden the garden. There is also a useful tack room and stabling. Ideal for a pony or small horse or just to run around in! From the stable there is a concrete driveway to the road

Agents Notes

Please note there are currently bookings on this property as it is run as a holiday let. Copy of accounts can be provided on request. The property is being sold fully furnished.



To Buy

... or Not to Buy
