

Press release – 11<sup>th</sup> May 2010

House, cottage, bungalow, apartment or plot – your choice at auction  
- 20<sup>th</sup> May 2010, 2pm, Novotel, Marsh Mills, Plymouth

Property of all types and a range of investment opportunities will go under the hammer at the next auction of The Property Group, to be held at 2:00pm on Thursday 20<sup>th</sup> May at the Novotel at Marsh Mills, Plymouth.

The Property Auction Group brings together over 70 highly experienced, independent estate agents and auctioneers with offices all over the South West to offer clients an alternative to the common, modern method of sale.

A wide variety of lots in the town and country across Devon and Cornwall are entered into the 20<sup>th</sup> May event, including:

### **Four lots at Higher Kelly, Calstock, East Cornwall**

#### **Jefferys, Liskeard, 01579 342400**

In a lovely East Cornwall location on the River Tamar, Calstock is a popular village with its own quay, mooring facilities and boatyard as well as shopping, pubs and a regular train service to Plymouth City Centre. Calstock is in the Tamar Valley, a designated Area of Outstanding Natural Beauty, with access to many walks including one through the woods to the National Trust owned Cotehele House and Quay, about a mile down river. The local towns of Tavistock and Callington are eight and six miles distant respectively....



### **Rosehill House, Higher Kelly, Calstock**

**Guide price: £275,000**

Rosehill House is a substantial five bedroom character residence in need of renovation and modernisation. Occupying a prominent position on the Cornish bank of the River Tamar with wonderful views, Rosehill House offers enormous potential given its overall size and prime location. Built around 1900 and with oil fired central heating, the house still retains many original features including ornate plaster ceiling roses. Rosehill House provides plenty of accommodation with an entrance vestibule and hall with rise and turn staircase, 37' drawing room, dining room, sitting room, kitchen, lobby, five bedrooms -

master 33', two bathrooms, a parking area and large gardens to the front with a terrace and steps to the bottom.

### **Rosehill Cottage, Higher Kelly, Calstock**

**Guide price: £250,000**

Rosehill Cottage is adjoined with Rosehill House on the banks of the Tamar. Rosehill Cottage, also in need of modernisation and improvement, also offers massive potential with Calor Gas central



heating, extensive grounds and a garage with remote controlled electric roller door. Inside, Rosehill Cottage retains many features with a lounge, dining room, breakfast room and kitchen downstairs and four bedrooms – one with en-suite bathroom and a bathroom upstairs. A rear lean-to contains two built-in stores.



### **Rosehill House Packing Shed, Higher Kelly, Calstock**

**Guide price: £50,000**

A Packing Shed and former Nursery, on a south-facing plot. Made up of the 23' x 18'9" Packing Shed made of concrete block construction, adjoining 15'6" x 10' garage and extensive area of land which, although now overgrown, was originally a highly productive market garden together with the remains of former greenhouses.

### **Rosehill Garage, Higher Kelly, Calstock**

**Guide price: £15,000**

The fourth lot at Calstock is a lock-up garage measuring 19'2" x 9'6" with double wooden doors, located on the opposite side of Higher Kelly Road to Rosehill House.



**Also:**



### **123 Atlantic Reach, near Newquay Newquay Property Centre: 01637 875161**

**Guide price: £39,000**

Atlantic Reach is a popular holiday complex built in the grounds of a former 16<sup>th</sup> Century manor house, approximately seven miles from the bustling town of Newquay with easy access from Newquay Airport and the main A30. Onsite facilities include a reception, club house, restaurant, bistro, indoor and outdoor swimming pools, gymnasium, spa complex, golf course and tennis courts.

123 Atlantic Reach is a two bedroom holiday villa with parking space. Downstairs, the 23'8" x 11'7" open plan accommodation provides a lounge, and kitchen with plenty of room for dining, refitted with a modern range of white shaker style units and wood grain worktops. Upstairs, the landing leads to the two bedrooms, one at the front and one at the rear with built-in cupboards and

overlooking countryside. The shower room is fitted with a white shower suite with electric towel rail. Outside, a patio area leads to communal grounds and gardens.

**Creg-Ny-Baa, Hayle Lane, Gittisham, Honiton, East Devon**

**Roger Hemming Estate Agents, Honiton: 01404 45343**

**Guide price: £250,000**



Creg-Ny-Baa is a well-proportioned detached bungalow with potential to extend and improve occupying a large level plot of approximately half an acre, on the western fringes of the popular East Devon market town of Honiton. The bungalow, with double glazing and LPG central heating, was constructed in the 1960's and has since been carefully extended to add to the accommodation. Currently with a lounge, kitchen/ breakfast room, four bedrooms, bathroom, cloakroom and lawned gardens, the bungalow offers flexible living space and a great deal to offer. There may be an opportunity to develop the site further and to sub-divide the plot, subject to necessary planning consents. Outside is a large double garage with a useful workshop , and an extensive turning and parking area.



**The Atrium, Higher Warberry Road, Warberries, Torquay**

**Caslings, Babbacombe, Torquay, 01803 322997**

**Guide price: £155,000**

The Atrium is a modern, purpose built first floor apartment in a development built by Westbury Homes in 2003, nicely situated in a popular residential area of Torquay, well placed for easy access to the town centre and all local amenities including the wonderful beaches. The apartment offers well appointed accommodation with reception hall, lounge/ dining room with balcony, kitchen, two bedrooms – one en-suite shower room – and a bathroom. The new owner of the apartment will benefit from gas central heating, double glazing, allocated parking, lockable storage space, use of the communal gardens, communal lift access and a security gated entry system.

**Woodbine Cottage, Plympton St Maurice, Plymouth**

**Falcon Properties, Plymouth: 01752 600444**

**Guide price: £115,000**



Located in a leafy 'back lane' on the edge of the historic Plympton St Maurice is Woodbine Cottage, a period attached cottage with two double bedrooms, which has been subject to a fair amount of modernisation over recent years with double glazing and central heating. The kitchen has a lovely polished slate floor and is well fitted with a range of contemporary Beech effect units with woodblock worktop, double Belfast style sink and integral oven and hob. In the breakfast area are two windows and a skylight, through which the light floods in. A latched door leads to the lounge – a large room with two windows, a small open fireplace, contemporary radiator and laminate flooring. Upstairs are two double bedrooms and a bathroom. To the front of Woodbine Cottage is a small courtyard area.

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Auction is becoming more commonplace in the mainstream market, particularly for those who need to achieve the best possible price for their property. The process is entirely transparent, with all interested parties in the same room – the fall of the hammer marks an immediate binding contract so there is a high degree of certainty that a sale or purchase will be agreed on a given day, at the best possible price.

Properties offered for sale with The Property Auction Group benefit from substantial exposure in key local, regional and sometimes national press as well as featuring in the auction catalogue, which is mailed out nationwide and fully interactive online. Hundreds of registered property investors and individuals, adjacent occupiers, local agents and developers, builders and property companies are also targeted.

Details of the lots for sale will appear online and in the auction catalogue, available now.

For further information, log onto [www.thepropertyauctiongroup.co.uk](http://www.thepropertyauctiongroup.co.uk) or call Freephone 08000 126 126. To request a catalogue, call the catalogue order line on 0907 706 8810. (Calls cost £1.50 plus network extra's, callers must be 18+ and have the bill payers permission. Service provided by Digital Select Ltd, 271 Regent Street, London, W1B 2ES. Helpline: 0871 434 1036. This cost covers postage and packing and holds no profit for The Property Auction Group).

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Digital images are available from [bubblepr@mac.com](mailto:bubblepr@mac.com).

**For further information, contact:**

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