

2 bed lodge to buy in NE65

The Cedar, Percy Wood Holiday Park,
Swarland, Northumberland, NE65 9JW

£89,000

x 2 x 2 x 1

Allocated parking

Property features

- Large 2020 40 x 20 Lodge
- Fully Furnished
- Decked Terrace
- Over looking the 5 * Golf Course
- Close to sandy beaches, dramatic castles and walking / cycling routes

Key Information

- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

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- Flexible viewing slots
- Accompanied viewings

Description

Detached luxury holiday lodge | Two bedrooms | Bright open-plan living accommodation | Modern fitted kitchen | Peaceful woodland setting | Decked Terrace

Pattinson Estate Agents are delighted to welcome to the market Cedar Lodge.

A charming two-bedroom detached lodge offering a peaceful escape in the heart of Northumberland. Beautifully presented throughout and offered fully furnished, this inviting holiday home is ready to be enjoyed immediately.

The accommodation comprises a double bedroom with en-suite and a large twin bedroom, served by a contemporary family bathroom. The well-equipped modern kitchen connects naturally with the dining and lounge areas with an island breakfast bar. A warm and sociable open-plan living space, designed with comfort in mind, and south-facing aspect with large doors opening onto the raised decking.

Externally, the lodge enjoys a prime position with uninterrupted views of the golf course and benefits from a generous decked terrace, ideal for outdoor dining and relaxation. Private parking is available for two vehicles directly outside the lodge.

Situated within easy reach of the historic market town of Alnwick, the picturesque harbour at Amble and the stunning Northumberland coastline, the property is ideally placed for exploring miles of beaches, castles, countryside walks and cycling routes. Owners also benefit from access to the on-site golf course, woodland trails, children's play area with additional amenities and eateries just a short drive away.

Park Fees

Annual park fees include water rates, grounds maintenance and use of the golf course

The hot tub is included in the sale, however the park requires the hot tub to be removed under new park rules.

To arrange a viewing please contact Alnwick@pattinson.co.uk or call 01665 639110

Price: £89,000

Property Type: Lodge

Parking: Allocated

Year built: 2020

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

Front Elevation

The lodge enjoys a prime position with uninterrupted views of the golf course and benefits from a generous decked terrace, ideal for outdoor dining and relaxation.

Open-Plan Living / Dining Room

A comfortable and inviting reception space with seating and dining area, featuring an electric flame-effect fire and double doors opening onto the deck.



Kitchen

Well-appointed fitted kitchen with integrated cooking appliances, fridge/freezer, microwave and practical storage.



Master Bedroom

Double bedroom with two windows to the side elevation.



Master Bedroom En suite

Fitted with a modern white suite comprising a vanity wash hand basin with storage beneath, a low-level W.C. and a spacious walk-in shower enclosure with glazed sliding doors and a thermostatic shower.



Bedroom Two

Twin bedroom with window to side elevation.



Family Bathroom

Three-piece suite comprising a paneled bath, a wash hand basin set within a vanity unit and a low-level W.C. A separate glazed shower enclosure with a thermostatic shower provides additional convenience.



Important Information – Purchase Process

Pattinson Estate Agents are marketing the lodge/static caravan on behalf of its private owner. We will arrange viewings and negotiate offers between the buyer and seller. Once a price has been agreed, both parties will need to liaise directly with Percy Wood Holiday Park to complete the park's purchasing and ownership transfer process.

The sale relates to the lodge/static caravan only and does not include ownership of the land or pitch. Any arrangements for the lodge to remain on the park, including site fees, charges, conditions and any applicable Council Tax or Business Rates, must be confirmed directly with the park operator. Purchasers are advised to satisfy themselves of these arrangements before proceeding.



The Cedar, Percy Wood Holiday Park, Swarland, Northumberland, NE65 9JW

Contact your local branch today for more information on this property:

19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.