

2 bed lodge to buy in NE65

Valley View 0025, Percy Wood Holiday Park, Swarland, Northumberland, NE65 9JW

£67,000

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Key Information

- Heating supply: Gas
- Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
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- Flexible viewing slots
- Accompanied viewings

Description

| 40x16ft 2008 Atlas Laburnum Lodge | 2 Bedrooms | Countryside & Coastal Views | Wrap around decking |

Pattinson Estate Agents are delighted to welcome to the market this attractive two-bedroom lodge, located within the sought-after Percy Wood Golf & Country Retreat.

The accommodation briefly comprises a spacious open-plan lounge, dining area, and fitted kitchen, creating a bright and welcoming living space. The lodge features a generous double bedroom with en-suite facilities, a comfortable twin bedroom, and a modern family shower room. The lodge also benefits from a small storage area in part of the roof space. The current owners have added a Flow Down System which allows you to drain down the water system yourself during the winter months and keep using the lodge. There is also a Hive heating system and wired in Wifi. The owners have also installed an air conditioning unit in the living room.

Externally, the property benefits from wrap-around decking, providing an ideal seating area to relax and enjoy the peaceful surroundings and excellent views. There is an outdoor tap, external sockets and parking for two vehicles. Additionally there is a storage box to the rear of the lodge.

Occupying an enviable position, the lodge enjoys delightful views across the golf course, the surrounding countryside, and towards the coast, making it an ideal retreat.

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 and site events throughout the year. There are additional amenities and eateries just a short drive away.

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

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

Tenure: Leasehold

Annual Service Charge Amount: £5,790.00

Price: £67,000

Property Type: Lodge

Parking: Allocated

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

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Air conditioning: Yes

Mobile signal coverage: Good

External

Decking for outdoor seating/entertaining, and parking for 2-3 vehicles



Open Plan Living Room

4.77m x 6.53m (15'7" x 21'5")

Generous open plan lounge and dining area with an electric fire for cosy nights and a fitted air conditioning unit for cooling those hot Summer days.



Kitchen Area

Well appointed kitchen with ample fitted cupboards, American fridge/freezer, integrated dishwasher, gas hob & gas oven, and microwave



Bedroom 1

2.30m x 3.77m (7'6" x 12'4")

Generous double bedroom with fitted wardrobe and cupboard space. There is a full length window and velux window for additional light. There is also a generous En Suite off the bedroom.



En Suite off Bedroom 1

1.75m x 2.24m (5'8" x 7'4")

Suite with free standing shower, bath, W/C and basin.



Bedroom 2

3.21m x 2.24m (10'6" x 7'4")

Fitted with 2 full sized single beds, and wardrobe



Shower Room

1.58m x 1.43m (5'2" x 4'8")

Modern suite with free standing shower, W/C & basin. There is also a plumbed in washing machine.

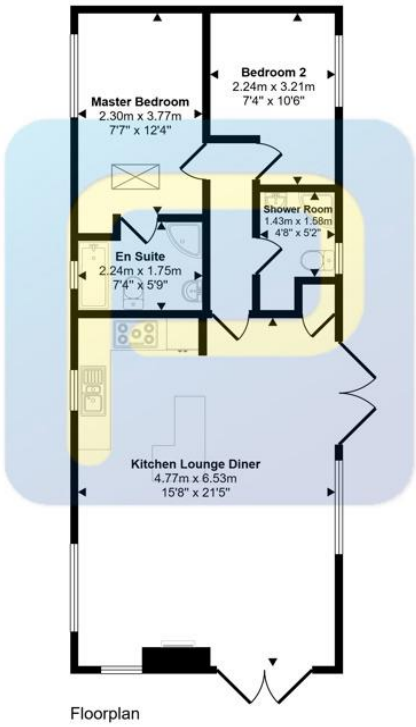


Important Information – Purchase Process

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.

Approx Gross Internal Area
58 sq m / 629 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Valley View 0025, 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.