Lakeside Drive, Felton, Morpeth, Northumberland

Offers Over £160,000



Full Description

Situated in the beautifully located Felmoor Park Holiday Park, Northumberland, Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed Estonian-style log cabin. The property benefits from parking for two cars to the side, a wooden decked area to the front with a large hot tub and seating area overlooking the lake, wooden double-glazed windows and doors, LPG metered gas central heating, metered electricity, mains water and drainage. Occupying a large, picturesque plot, this beautiful cabin offers spacious light and bright living and is your dream escape to the country.

Felmoor Park is a holiday park which offers the ultimate relaxation experience and a range of amenities including an onsite restaurant and bar all nestled within beautifully landscaped grounds. The park is situated just off the A1 close to the villages of Felton and West Thirston. These historic villages are full of charm and character. The fabulous Northumberland Arms pub and the renowned Running Fox Café and Bakery are only minutes away and serve some of Northumberland finest produce including artisan breads, pies and cakes. There is also a village shop and post office. A few miles away is the championship golf course at Burgham Park Golf and Leisure Club but if golf isn’t to your taste, then there are plenty of stunning walks around the villages as well as areas of

the Coquet which are considered a fishery of national importance. As the holiday park is located just off the A1 there are excellent transport links between the major market towns of Alnwick and Morpeth.

Entry to this delightful property is via the wood and glass front door which opens into the stunning open plan kitchen-dining-living area with lovely high ceilings enhancing the sense of space. Bathed in natural light courtesy of windows all the way all the way round capturing the leafy green vista, this space is glorious.

The spacious kitchen offers plenty of wood-effect wall and base units with a mushroom-coloured door complemented by a sparkly granite work surface with matching upstand. In terms of fitted equipment, there is a dishwasher, a fridge-freezer, a gas hob beneath a stainless steel and glass chimney-style extractor fan above, an under-bench oven and a stainless-steel Belfast-style sink with a drainer cut into the side beneath a window capturing views of the lake. The boiler is housed in the kitchen for ease of access and the space is finished with quality LVT flooring.

The kitchen opens back into a large dining space which comfortably accommodates a dining table and accompanying chairs and then opens further to a wing for relaxing in the seating area which takes advantage of the lovely views. You are immediately impressed by the light and airy feel this whole space has to offer: a wonderful place in which to relax and enjoy exchanging stories of the day with family and friends whilst creating culinary delights within the kitchen.

The primary bedroom is a good-sized double with a window taking advantage of the green and leafy vista. This room offers plenty of scope for bedroom furniture.

Bedroom 2 is a double room with lovely high ceilings enhancing the sense of space offered, creating another light, airy and comfortable room.

Bedroom 3 is a large single room well illuminated by natural light entering from the from of the cabin.

The spacious shower room comprises a close-coupled toilet with a push button above, a vanity unit with a sink on top and a shower cubicle with a waterfall shower head and a single shower head within. The room offers attractive tiling to the floor and café latte coloured tiling around the sink and shower areas. A window allows for natural light.

Park Fees:
EPC: D
Tenure: Licence agreement details: Felmoor Park is a 12 month holiday home park. It is not permitted to reside permanently on Felmoor Park. The current owners licence agreement was entered into on the 25/11/2021 and is valid until 24/11/2120 (so has 96 years remaining). Under the current licence agreement hiring the holiday home out is permitted.

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both

sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.
For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

Important Note:
These particulars, whilst believed to be accurate, are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Bar on site
- Wonderful real wooded lodge
- Investment opportunity
- Hot tub
- Forward bookings if wanted
- Good road connections for travel around Northumberland
- Bus stop outside the park.

Contact Us

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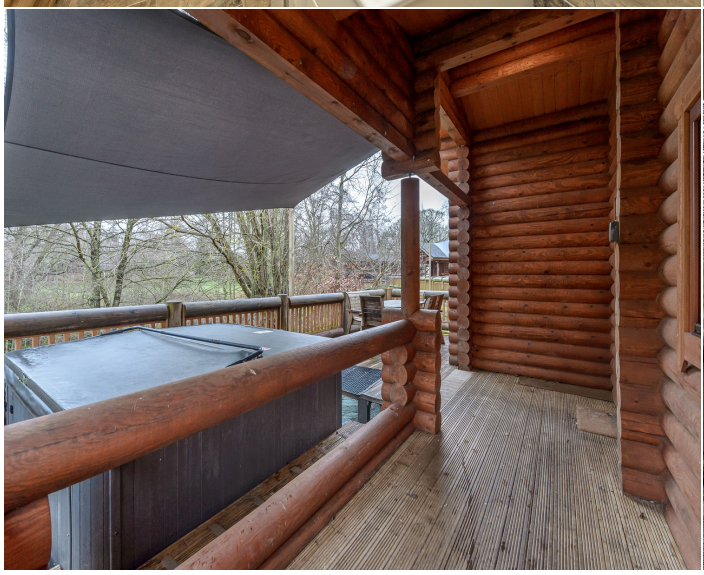













Caution
Slippery
when wet












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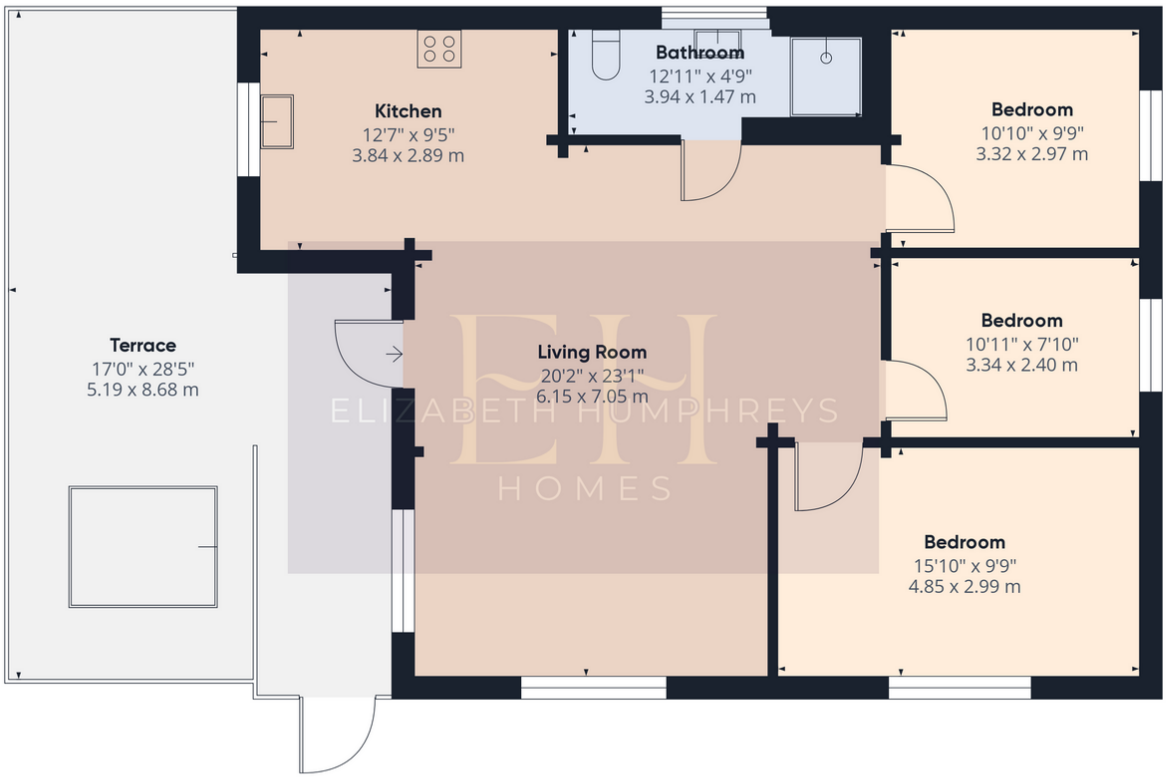

Approximate total area(1)

935.83 ft²

86.94 m²

Balconies and terraces

413.66 ft²

38.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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