

Lakeside Drive, Felton, Morpeth, Northumberland

Offers Over £110,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed Estonian-style log cabin situated in the beautifully located Felmoor Park Holiday Park, Northumberland. 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 light and bright living and is your ultimate 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. Bathed in natural light courtesy of windows all the way round and capturing the leafy green vista, this space is glorious.

The spacious kitchen offers plenty of wood-effect wall and base units complemented by a granite work surface with matching upstand. In terms of fitted equipment, there is a dishwasher, a fridge, a freezer, a gas hob beneath a stainless steel and glass chimney-style extractor fan above, an under-bench oven and a single bowl Blanco sink with a drainer cut into the side beneath a window capturing views of the lake.

The kitchen opens back into the central 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 space for bedroom furniture.

Bedroom 2 is a double room, currently set as a twin room, with a view to the front of the property. There are various storage options available.

Bedroom 3 is a twin room with window capturing views to the front of the property. The electrical consumer unit is housed in a cupboard here for ease of access. Carpet furnishes all the bedrooms and adds comfort as you move between the different rooms.

The shower room comprises a close-coupled toilet with a push button above, a full pedestal hand wash basin and a shower cubicle with a single shower head within. The room offers wet-walling around the shower area and a window allowing for natural light.

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 28/10/2021 and is valid until 16/05/2111 (so has 86 years remaining). Under the current licence agreement hiring the holiday home out is permitted.

EPC:

Yearly site fees: £5601.70

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

- Parking space
- Amazing wooden lodge
- Hot tub
- Very light bright holiday home
- LPG gas central heating
- The ultimate escape to the country
- Good transport links
- Perfect second home or investment

Contact Us

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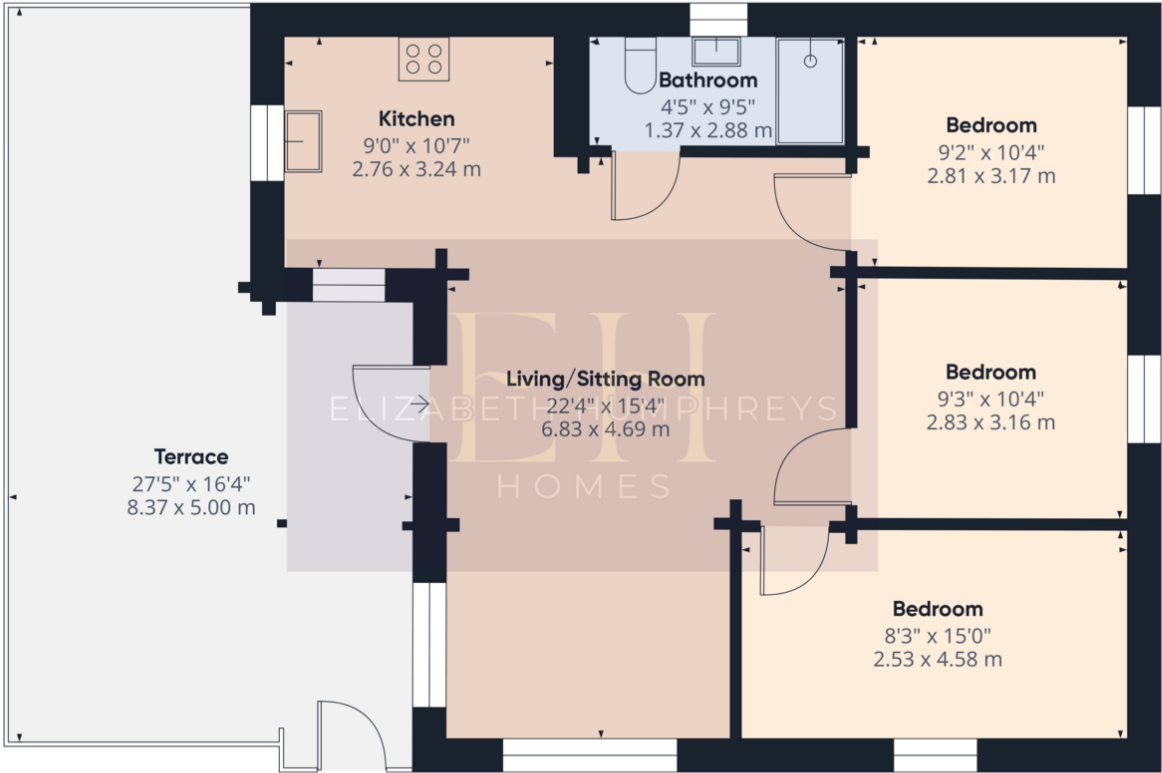
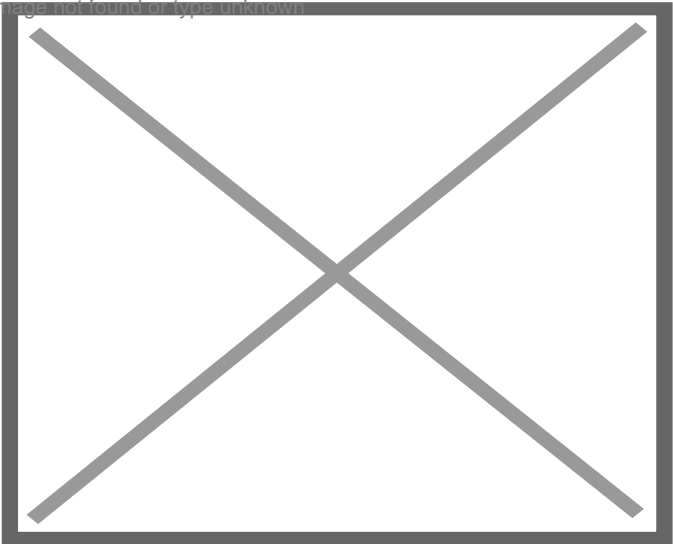








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Approximate total area⁽¹⁾
738.95 ft²
68.65 m²

Balconies and terraces
389.01 ft²
36.14 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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