

Leaf Lane, Percy Wood Caravan Park, Swarland

Guide Price £33,000

Full Description

We are proud to welcome to the market this fabulous 2 bedroom 2 bathroom 30x20 Brentmere 2007 lodge situated in the beautifully located Percy Wood Country Park in the village of Swarland. The property benefits from a composite decked area leading to a covered decked area at the front, perfect for inclement weather, double-glazed windows and doors, LPG central heating run through a boiler that was installed in the last 12 months, new carpets, metered electricity, mains water and drainage. This beautiful lodge offers light and bright living and is your ultimate escape to the country, and for any keen golfers, lodge owners on Percy Wood Country Park have free access to Percy Woods Golf Course.

The open plan kitchen-dining-living area is welcoming. The kitchen offers a good number of wall and base units in a light-coloured door, an integrated microwave, fridge and freezer, a single bowl stainless steel sink beneath a window overlooking the trees and other areas of the park, a four-burner gas hob in front of a stainless-steel splash back below a chimney-style extractor fan, and an underbench double oven which was replaced within the last 12 months. The space is finished with neutrally coloured splashback tiling and black granite-effect work surfaces which complements the unit doors and wooden cornicing perfectly. Artificial lighting is by way of ceiling spotlights. There is ample space for a dining table and chairs.

The living room end boasts French doors opening to the covered decked area at the front, and the windows to each wall add to the tremendous amount of natural light circulating. The feature fireplace forms an attractive focal point and the vaulted ceiling adds to the charm of this lovely relaxing room.

The primary bedroom is a light and bright double room with two sets of built-in wardrobes with a dressing table in between. There are two bedside tables either side of the double bed.

The ensuite comprises a corner shower cubicle with shower within, a Heritage-style toilet and pedestal hand basin, a cream heated towel rail and a mirrored unit. A window allows for natural light and the wet wall tile effect attractively finishes the space within the shower.

Bedroom 2 is a twin room with a window capturing views of the wooded area to the rear. The room offers a built-in wardrobe, a dressing table with a mirror and drawers. There are top lockers above the beds and built-in headboards in this comfortable and neutrally decorated space. The semi-vaulted ceiling in both bedrooms adds to the character of the rooms.

The hallway contains two cupboards: a useful cloaks cupboard and a cupboard housing the Baxi gas boiler.

The bathroom, with vinyl flooring, is a good size and comprises a white bath with shower taps behind a glass shower screen, a white Heritage-style toilet and pedestal hand basin, a mirrored unit above and a window overlooking the side of the lodge. The area around the shower is wet walled and the addition of built-in shelving creates a useful storage space.

Unlimited Licence agreement, reassignment fee applies £3000

EPC exempt

Site fees 2025 £5790 inc of vat

Holiday Park only

11 Month park closed in February

Property cannot be holiday let upon purchase

Property cannot have a hot tub upon purchase

Swarland is an idyllic village which boasts its own Primary School, 'Nelsons' coffee shop, children's play area, tennis courts, a village golf course and club house, equestrian facilities, a village hall and stunning views of the coast and countryside and walks into the countryside minutes from your front door. A two minute drive from the A1, this village is perfectly located for easy access north into Scotland and south to Newcastle and beyond.

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

- Holiday lodge
- New living area carpet
- LPG central heating
- Light and spacious
- Great plot on the park
- Lovely sized living area
- Covered veranda
- Golf on the park
- Edge of village location

Contact Us

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