

# Woodside Way, Leamington Way, Percy Wood, Swarland, Morpeth, Northumberland

OIRO £45,000



## Full Description

Discover a whole new way of living in this beautifully presented lodge set in the grounds of the gloriously peaceful Percy Wood Country Park. We are delighted to welcome to the market this 2 bedroom 2 bathroom 'Carnaby Highgrove' 40 x 12 built in 2022 which boasts stunning interiors and light and bright living. The property features uPVC windows and doors, LPG gas central heating, parking for one car, a composite decked area leading to the front door and wrapping round to the front, metered electricity and mains water and drainage. This stunning lodge is your ultimate escape to the country. Percy Wood is an 11 month holiday park.

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, 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.

The property has been designed to offer superbly spacious and airy living with the mainly glass front door leading into the open-plan kitchen-dining

space. The kitchen offers plenty of neutral-coloured wall and base units with a shaker-style door and a wood unit exterior complemented by a dark modern square-edged work surface with a matching upstand, creating a country cottage atmosphere. There is a full-sized fully integrated dishwasher, a full-size fridge-freezer, a single bowl white resin sink, space for a free-standing cooker with a glass splashback beneath a chimney-style extractor fan and space and plumbing for a washing machine. The chrome switches and sockets finish the look perfectly.

The kitchen flows freely into the living room which is bathed in natural light courtesy of the numerous windows and a pair of French doors which provide access to the raised decked area to the front which showcases a glorious glass balustrade allowing uninterrupted views to be appreciated whilst relaxing with family and friends. The sense of space is enhanced further by the vaulted ceiling in the living-dining area with the addition of ceiling spotlights. The electric feature fireplace forms an attractive focal point and illuminated shelving with a mirror behind completes the interior decoration. There is plenty of space to sit and dine in this incredibly comfortable and sociable space.

The hallway leads off the living room area and provides access to two bedrooms and the family shower room.

The primary bedroom is a generously proportioned double room with an ensuite. Exuding a sense of relaxation, this room offers a good amount of built-in furniture comprising a large wardrobe, a double bed with matching bedside tables with a glass shelf, a dressing table with stool, top lockers, a chest of drawers and a further shelving unit. The ensuite comprises a sealed unit shower with a sliding door, a vanity unit with storage beneath and a sink on top with a mirrored cabinet above and a corner toilet with a push button. A window allows for natural light.

Bedroom 2 is a spacious double room again presenting a superb amount of storage. There is a double bed with top lockers, shelving, a wardrobe and a dressing table with a fitted mirror behind. Natural light enters via a window to the side.

The shower room, with a window allowing for natural light, comprises a sealed unit shower, a close-coupled toilet with a push button and a pedestal wash hand basin. This property oozes comfort and welcomes you to warmly allowing you realise your dream of living in the country.

Unlimited Licence agreement, reassignment fee applies

EPC exempt

Site fees 2024 £4,880.00

Holiday Park only

11 month park closed in February

Property cannot be holiday let

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
- Carnaby Highgrove 2022
- Percy Wood Country Park
- Stunning lodge
- Lovely decking
- Dream woodland escape
- Two bed
- Edge of village location

## Contact Us

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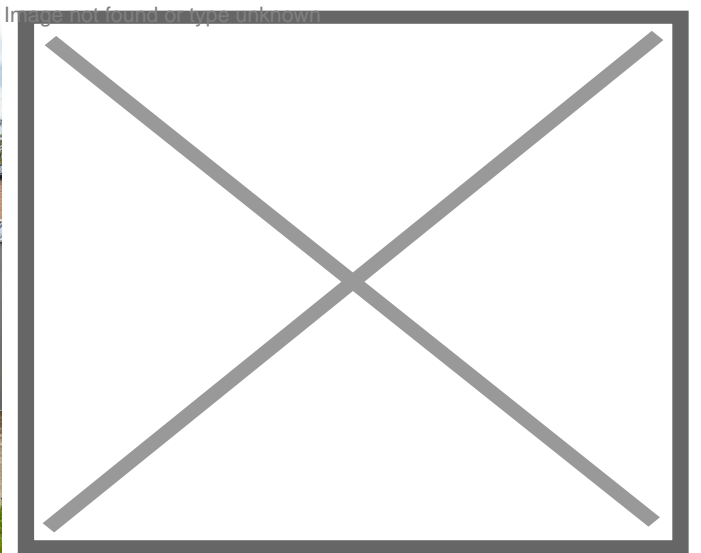




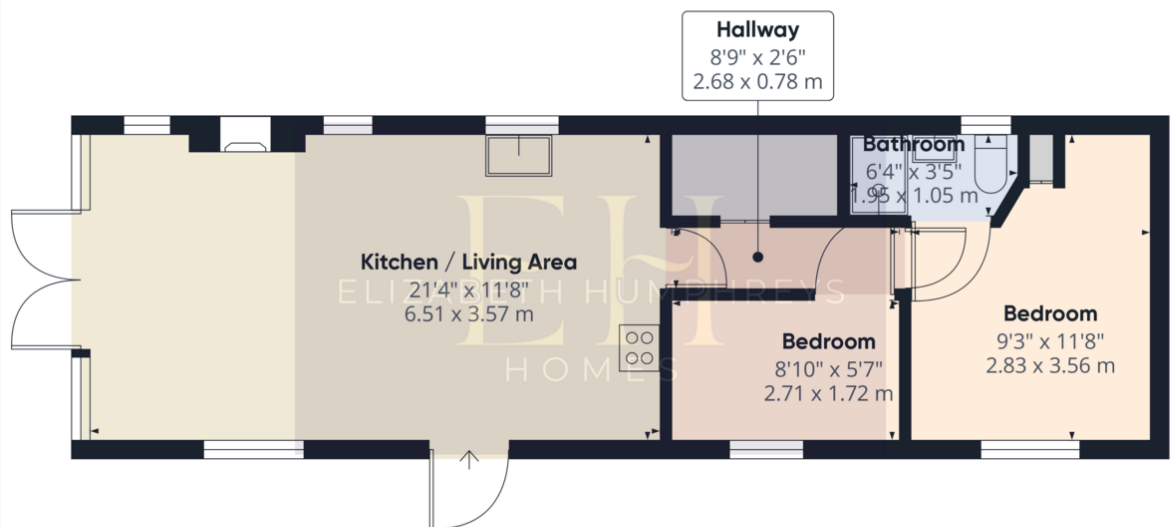












Approximate total area<sup>(1)</sup>  
457.26 ft<sup>2</sup>  
42.48 m<sup>2</sup>

(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.

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