





## 59 Meadow View Caravan Park, Intack Farm, Nether Kellet, Carnforth, LA6 1HB

An exciting opportunity to purchase a brand new two bedroom lodge on an exclusive site, located on the outskirts of the stunning village of Nether Kellet. This beautifully spacious home offers buyers spacious living accommodation. With an open plan living dining kitchen with sliding doors leading out onto a spacious balcony. A large master bedroom with a walk in wardrobe and ensuite. A second spacious room and family bathroom. This impressive rural retreat was newly built in 2024 and offers purchasers peace of mind, as it comes with a manufacturers 2 year guarantee. No Chain.

Nestled on a quiet park located in the beautiful Lancashire countryside, this stunning home is surrounded by nature. Site back and relax from the comfort of your balcony, or on those colder nights, snuggle up in front of the warm fire. Perfectly placed for accessing the Lake District National Park, the Yorkshire Dales and the surrounding fells, with the busy market town of Carnforth the next stop along. With excellent transport links including a local bus service located at the end of the main road, the M6 motorway and Carnforth Train Station a short drive away, as well as a plethora of local shops, supermarkets and eateries.



Layout (With Approx. Dimensions)

Ground Floor

Entrance Hall

Entered via UPVC double glazed door with a useful boot room style, built in storage area with cupboards hanging rails. With an Ariston gas central heating boiler, downlighters and a radiator. This leads:

Open Plan Living Dining Kitchen

18'0" x 13'8" (5.51 x 4.18)

A bright and welcoming room, fitted with feature electric wall mounted fire set in a wooden surround with storage below. With UPVC double glazed sliding doors leading out onto the balcony, with two matching side windows and two additional UPVC double glazed windows. Fitted with a vertical radiator, a second radiator and downlighters. This open into a Dining Kitchen area which is fitted with a range of wall and base units with a complementary worktop and a sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob, with an oven below and an extractor hood above. An integrated microwave, washing machine and dishwasher, completed by an integrated fridge freezer. With two windows, a radiator and ample space for a dining table.

Bedroom Two

9'2" x 7'8" (2.80 x 2.34)

A spacious room fitted with twin beds, ample storage including overhead shelving and storage units and a built-in wardrobe with drawers below. With a UPVC double glazed window, downlighters and a radiator.

Bathroom

8'7" x 4'8" (2.62 x 1.43)

Fitted with a three piece suite comprising a WC, a wash hand basin set in a bathroom cabinet and a bath with a shower over and tiled surround. With a UPVC double glazed frosted window, downlighters and an extractor fan. This room is completed by a heated towel rail and a mirrored vanity unit with side lights and a hand shaver point located inside the cabinet.

Bedroom One

9'8" x 9'0" (2.97 x 2.75)

A beautifully spacious room fitted with a built-in wardrobe with drawers below and matching side tables. With a UPVC double glazed window showcasing views across the surrounding countryside, downlighters and radiator. There is also a walk wardrobe fitted with a handy storage shelf and a hanging rail below, as well as a radiator.

Ensuite Shower Room

6'7" x 4'6" (2.02 x 1.38)

Fitted with a three suite comprising a WC, a wash hand basin set in a bathroom cabinet and a shower cubicle with sliding glass doors. Fitted with a UPVC double glaze frosted window, downlighters, an extractor fan, a built-in shelving area, as well as a useful vanity cupboard with mirrors and a heated towel rail.

Outside

Included in the price of this luxurious park home, a composite decking area will span the left-hand side (door entrance), wrapping around to the front of the home to provide an excellent outdoor area, where owners enjoy the surrounding countryside. For an additional fee, this can be changed to meet the needs of the purchaser and their criteria. In addition, there are also two parking spaces located to the rear of the lodge providing ample space.

Services

Mains electric, mains gas, mains water and drainage via a shared treatment plant. Maintenance of the tank is the responsibility of the Park Owner.

Tenure

Leasehold - Held on a balance of 50 years from 2024, with sites fees of £3729.60, payable each year in December and a Local rates and site maintenance fee of approximately £500 to pay each year in June. This fee also includes B4RN internet which is already installed to the property. Please note: each lodge owner must comply with site rules. A copy of this can be provided by our office. Please contact us for further information.

The make and model of this home is a Beverly Leisure Home

with the lodge make being a Norwood 41 x 14.

The park home has recently been pitched on this site so everything is new. On purchase, the property came with a 2 year manufacturers guarantee, which is still valid.

Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.













# Your Award Winning Houseclub

