

## The Bothy Reacliffe Road, Leek, ST13 8RS

### Offers In The Region Of £550,000

WATCH OUR GUIDED VIDEO TOUR!

'The Bothy' sits on the shores of the stunning and serene Rudyard Lake set against a mass of beautiful woodland and provides a truly exciting and once in a lifetime prospect! Whether you wish you reside here or perhaps operate a lucrative holiday let, this could certainly be the opportunity for you! A delightfully presented bungalow with landscaped rear gardens and an amazing recently renewed deck to the front comprising the most amazing views, a jetty and a luxurious hot tub. Relax and unwind in total peace and tranquillity or entertain and get out on the water, what a lifestyle!

Inside the charming property is a large reception area with amazing waterside views, a well equipped kitchen, luxury bathroom and two double bedrooms. As well as the aforementioned outdoor space, the property has its own parking space on Reacliffe Road just atop the steps at the rear of the home.

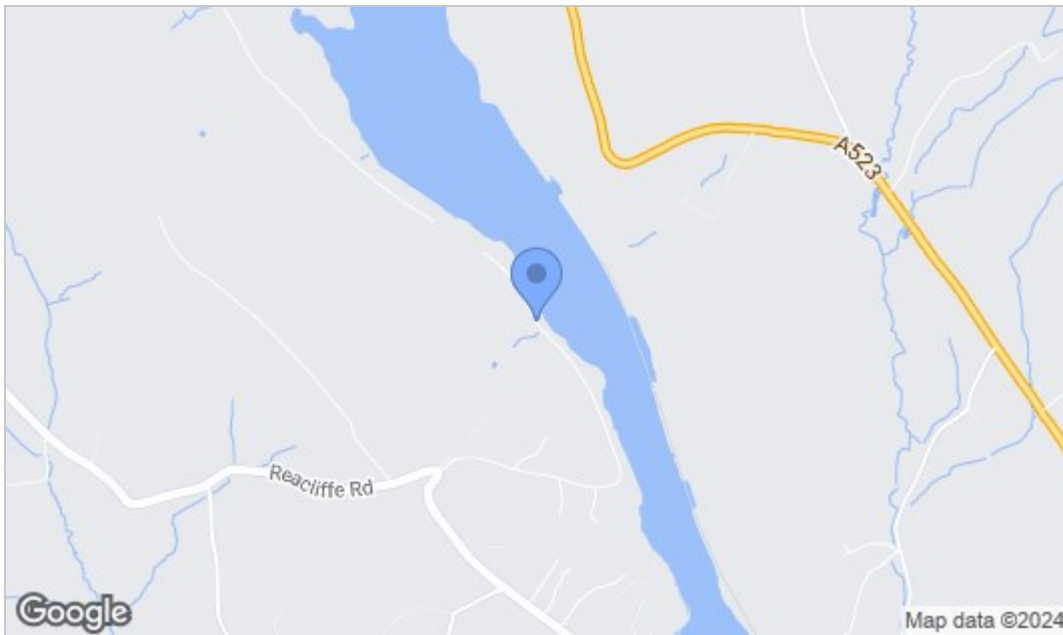
The current owners operate a very successful holiday let with brilliant returns in excess of £50,000 per annum. Due to the rare benefit of this property being freehold, buyers may wish to take commercial lending thus making the purchase affordable, and again, lucrative! (Buyers should seek their own financial advice prior to offering).

Read on to find out more, view our video and call us to book a viewing!

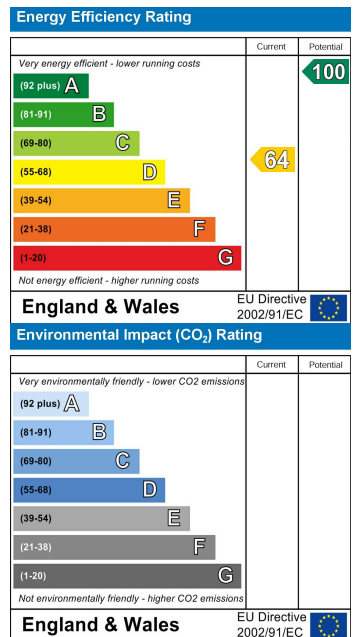


# Floor Plan

## Area Map



## Energy Efficiency Graph



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