



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three Bed Alaskan-Style Lodge
- Highly Desirable & Convenient Location
- Generous Open Plan Main Living Space
- Two Bath/Shower Rooms
- Decked Terrace with Hot-Tub
- Private Off-Road Parking Facilities
- Spectacular Scenic Views

CONWY LODGE
PARK, CONWY

£250,000



Conwy Lodge Park, Conwy





Conwy Lodge Park, Conwy

Total Approx. Floor Area 990 Sq.ft. (91.97 Sq. M.)

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Picturesquely sited amidst an area of outstanding natural beauty, this stunning three bed lodge home invokes the style of the hunting and fishing traditions of Alaska, brimming with charm and personality and presented in absolutely immaculate order throughout. Aside from its already high specification, the property boasts a number of luxury upgrades to create the ultimate retreat from the hustle and bustle of daily life, offering a calming space in which to relax and reflect in this breath-taking location.

This family and pet friendly holiday park has much to offer its residents, whether it be those looking for a weekend escape or indeed those looking to occupy on a more permanent basis, with the option to reside for up to ten and a half months of the year. Safe play areas are provided for the little ones, whilst the older members of the family can still work remotely with the benefit of high-speed internet connectivity, or, when they have clocked off for the day, enjoy the fully licensed on-site bar and bistro.

Being situated within 100 acres of enchanting scenery, one is spoilt for choice when contemplating an evening stroll with the dogs, yet despite the enviable feeling of being miles away from civilisation, the reality is that this wonderfully convenient location is far from remote. Easily accessible from the A55, the property is a swift ten minute car journey from Morfa Beach, whilst also providing a perfect base for exploring a host of nearby towns and attractions, such as the walled town of Conwy with its majestic castle, the popular seaside town of Llandudno with its exquisite Victorian architecture, the vibrant Isle of Anglesey or the simply enchanting Snowdonia National Park.

The lodge accommodation extends to circa 990 square feet in total, entering via the entrance hallway with its useful built-in storage cupboard, before proceeding through into the main open plan living space, where a comfortable lounge, dining area and well-equipped kitchen await. This wonderfully sociable environment is ideally suited to the needs of modern day living, complete with two sets of patio doors opening out onto the decked terrace, which will be invaluable in the warm summer months, seamlessly blending the indoor and outdoor living areas. The lounge is warm and inviting, perfectly conducive to relaxation and aided in no small part by the feature fireplace which has been cleverly incorporated into the stylish media wall, whilst the exceptional standard of finish continues within the well-appointed kitchen, which is fitted with a range of two-tone wall and base units with complementary laminated work surfaces, including an island unit incorporating a breakfast bar, and a host of integrated appliances, including Bosch double electric oven, gas hob with extractor hood, microwave, fridge/freezer, dishwasher and wine cooler.

The three bedrooms are bright and appealing and benefit from a range of built-in furniture, with the principal bedroom also boasting a smart four-piece en-suite shower room. The remainder of the family are well catered for by the main bathroom, which is fitted with a three piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin and panelled bath with overhead shower.

Externally, captivating scenic views of the River Conwy, The Great Orme and the Conwy mountains provide the perfect backdrop to the large wrap-around decked terrace: the ultimate entertaining space from where one can admire those vibrant sunsets, with ample room to lounge, dine and site the all-important hot-tub. The latter continues the opulent theme, complete with 75 jets - including one volcano jet, Bluetooth surround sound and mood lighting, whilst one need not travel too far to top up their glass, with the built-in bar and drinks fridge being close at hand. Other highlights include an outside hot and cold shower, as well as a barbecue area and pizza oven for those al-fresco dining experiences. Off-road parking facilities are provided on the private driveway, whilst there is a handy storage space within the secure shed.

Available with a newly negotiated thirty five year pitch license agreement, with the benefit of no onward chain and with the appealing option of purchasing fully or partially furnished, if so desired, we would highly recommend an early expression of interest in this fabulous property to avoid disappointment.



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