



15, Castle Inn Holiday Park, Wigmore, HR6 9UN  
Price £120,000



# 15 Castle Inn Holiday Park

## Wigmore

An immaculate two bedroom detached lodge which is situated within the highly sought after village of Wigmore. The property enjoys open plan living space as well as a balcony with views over the fields and beautiful Herefordshire countryside. There is gas heating, double glazing and driveway parking. Viewing is recommended to appreciate the property and all it has to offer.

- IMMACULATE DETACHED LODGE HOME
- TWO BEDROOMS, ONE WITH EN-SUITE
- OPEN PLAN LIVING
- REAR GARDEN & PARKING
- BEAUTIFUL COUNTRYSIDE

### Material Information

**Price** £120,000  
**Tenure:** Leasehold  
**Local Authority:** Herefordshire  
**Council Tax:** A  
**EPC:** (null)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

### Introduction

Located within the village of Wigmore is this detached lodge. The property has accommodation comprising; entrance hall, open plan kitchen/living/dining room, utility room, two bedrooms, one with an en-suite and a family bathroom.

### Property Description

Entry is into an inviting hallway with space for furniture and a cupboard for hanging coats and hiding outdoor footwear. To the left is the living quarters. The vendors have created a really luxurious, magazine worthy, open plan kitchen/dining/living area here that makes the most of the countryside views beyond. Being triple aspect the room is impressively light and airy with double doors leading out onto a balcony currently set up with table and chairs for those longer, reflective moments. The kitchen has a range of wall and floor units finished with a high specification in mind. There is a Hotpoint oven with gas hob top and extractor hood, perfect for rustling up dinner and ample work top for housing a variety of electrical appliances. Lovely attention to detail has been given to the door furniture, plate racks, basket drawer inserts and tall glass cupboards. The fridge and freezer as well as dishwasher are all integral resulting in a sleek and aesthetically pleasing finish to this space. The dining section leads straight off the kitchen and is framed by glass panels allowing the area to be light drenched for enjoyable breakfast dining experiences. After the business of cooking and dining there is a living section currently set up with a large corner sofa and feature fireplace perfect for times of relaxation.

To the right of the hallway is a useful laundry/utility room (which could be converted back to a bedroom) and the sleeping and bathing quarters. The utility room has plumbing for a washing machine and space for a tumble dryer, additional fridge/freezer and areas for housing those more practical tools such as hoover and ironing board. Directly opposite is a modern and attractively styled bathroom with bath and shower over, sink with vanity housing, WC and room for a tall storage cupboard. The master bedroom is at the far end of the cabin and benefits from patio doors enjoying countryside views, fitted wardrobes and an en-suite. The en-suite has a modern shower cubicle and attractively styled WC and basin with vanity housing. The second bedroom also benefits from fitted wardrobes with sliding doors and room for a double bed.

### Parking & Garden

There is parking for several cars on a brick herringbone driveway directly in front of the cabin.

The garden has been arranged into areas for entertainment and relaxation. There are two areas for al fresco dining depending on the weather as one is under a shaded pergola and the other in a truly sunny spot for those of us who are true sun worshippers. The whole is easily maintained with patio slabs and astro turf meaning less time gardening and more time relaxing. The garden is also sectioned for privacy with purpose built raised beds filled with a generous assortment of evergreen planting.

There are several storage sheds located behind the pergola.

### Services

Services - LPG gas central heating (boiler is located in the hall).  
Mains water, drainage and electricity.  
The Ground rent is £3180 per year which also includes the water. This has been paid by the current vendor and will expire end of March 2026.  
Herefordshire Council Tax Bank A

### Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	20 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	1000 Mbps	Good

Networks in your area - Gigaclear, Openreach  
Source: Ofcom Mobile Checker

### Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

5G is predicted to be available around your location from the following provider(s): EE. Please note that this predicted 5G coverage is for outdoors only.  
Source: Ofcom Mobile Checker

### Indoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Likely Likely  
O2 Likely Limited  
Vodafone Limited Limited

5G is predicted to be available around your location from the following provider(s): EE. Please note that this predicted 5G coverage is for outdoors only.  
Source: Ofcom Mobile Checker

### Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

### Location

The property is located in the well serviced village of Wigmore, which is sought after due to the reputable high school. The village itself offers a range of amenities including a village shop, garage, church, sought after primary and secondary schooling plus a thriving community. The historic Wigmore Castle ruins and Wigmore rolls are popular with walkers and are only a short distance away. The bustling market towns of Leominster and Ludlow offering a further array of amenities are located within a short drive away.

### What3words

What3words:///rave.vote.goes

### Agent's Note

The holiday park operates under a seasonal licence issued by Herefordshire Council. The park is open 365 days a year as a holiday park and owners must supply an off site address to the park owners.

Bedroom three is currently set up as a utility room.

### Agent's note

10% of the total purchase price is payable to the site owners. Example, if a lodge is agreed to be sold at a purchase price of £120000, £108000 is paid to the lodge owner and £12000 to the park owner. Total amount payable £120000

### Directions

From Leominster, head North on the A4110, passing through Mortimers Cross and Aymestrey and upon entering Wigmore, pass the shop on your left hand side and turn right at the junction in to Ford Street, turn into the car park at The Castle Inn and continue down to the end where the lodges are located.



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