



25 Shireburne Caravan Park, Edisford Road  
Waddington

£189,000

This brand-new, luxurious park home, built to BS3632 Standard, enjoys stunning rural views beyond Bashall Brook and towards Longridge Fell at the rear. With full residential status, it occupies one of the best positions within this highly desirable site. Featuring a high-quality specification, the property comprises: a hall; an open-plan lounge, dining, and kitchen area with sliding doors leading to a sun-kissed, south-facing deck; a master double bedroom with extensive fittings and a three-piece en-suite; a further twin bedroom; and a three-piece shower room. Outside, there is a wrap around deck, a rockery garden/patio, and a block paved driveway accommodating two cars. (553.8 sq ft / 51.4 sq m approx / EPC exempt).



## 25 Shireburne Caravan Park, Edisford Road, Waddington

The front door opens into a hall with smart oak-effect doors leading to all rooms. The living space boasts a pleasing open-plan design incorporating lounge, kitchen, and dining areas. Stunning views can be enjoyed from every window, Longridge Fell and Pendle Hill to the side, and from the sliding patio doors that open onto a large decking area with a beautiful rural vista beyond Bashall Brook. The comprehensively fitted kitchen features the popular Shaker style with oak-effect counters and a composite sink unit with a swan-neck mixer tap. Built-in cooking appliances include a double electric oven and grill, a microwave oven, and a five-ring gas hob beneath an extractor filter. Integrated appliances include a fridge/freezer, washing machine, and dishwasher. The lounge's focal point is an electric log-effect stove, providing instant warmth and ambience. When the weather allows, the sliding glazed doors open onto the deck, offering an inviting alfresco dining option.

The luxurious master bedroom is fitted with high-quality furniture, including a cushioned window seat and a dressing table. The stylish en-suite features a glass-door, easy-clean cubicle with a thermostatic shower, a low-suite WC, and a vanity washbasin. Towels are warmed by a ladder radiator, and there is built-in toiletries storage. Bedroom 2 accommodates twin beds and includes a dressing table and wardrobe. The excellent three-piece house bathroom features an easy-clean, glass-door cubicle with a thermostatic shower, a low-suite WC, and a vanity washbasin, as well as a ladder towel radiator and built-in storage.

This outstanding pitch offers off-road, block-paved parking for two cars in tandem. There is a wraparound decking area along two sides, with the rear enjoying a stunning raised position offering views towards Longridge Fell and Kemple End. Glazed end panels allow unrestricted views deep into the rural distance, complemented by the pleasant sounds of the meandering Bashall Brook.

Leave Clitheroe along Edisford Road, passing Roefield Swimming Pool and crossing the river bridge. Turn immediately right along Edisford Road towards Waddington. After approximately a quarter of a mile, take the second turning on the left into Shireburne Park. Drive past the site office, turn right at the T-junction, and follow the road to number 25 Shireburne Park.

The property features PVCu double-glazed windows, a front door, and sliding patio doors. It also includes a wrap around decking along two sides and parking for two vehicles. Manufactured to BS3632 residential specifications, this home benefits from a full residential licence.

### Services

Mains supplies of electricity, water and drainage. Bottled liquid petroleum gas. LPG central heating to radiators from a condensing combination boiler.

### Tenure

Site fees of £975.00 per quarter payable to Shireburne Park which also includes water and sewage. An over 55s restriction applies. ABI Ambleside Premier.

### Energy Performance Rating

Exempt.

### Council Tax

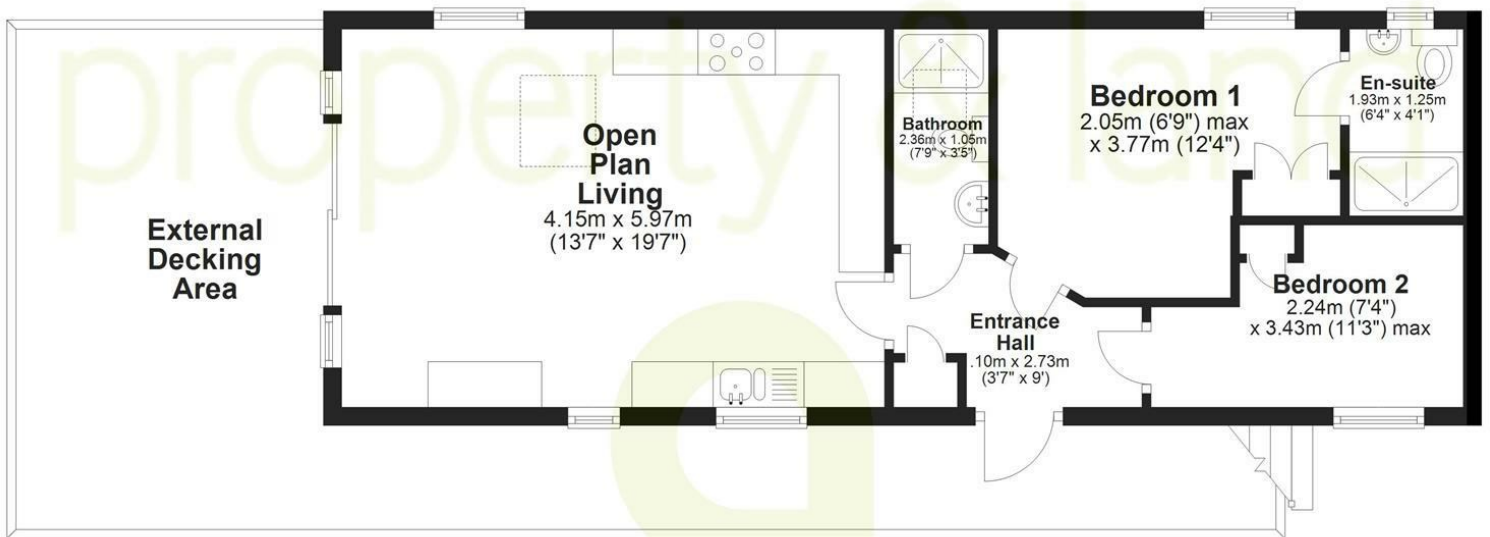
Council tax payable to RVBC Band A.

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## property plan

### Ground Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



Total area: approx. 51.4 sq. metres (553.8 sq. feet)





All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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