

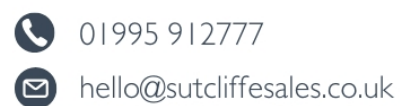


8 Poplar Drive, Merlewood Country Park

£47,500 Non-Traditional Tenure

Council Tax band: TBD

Tenure: Non-Traditional Tenure



Welcome to Merlewood Country Holiday Park—a truly special destination where the natural beauty of the Lancashire countryside blends seamlessly with modern comforts and a warm, welcoming atmosphere.

Nestled on a peaceful hillside, Merlewood boasts **breath taking panoramic views** over the River Wyre and the rolling Bowland Hills beyond. It's the kind of place where you can **slow down, breathe deeply, and truly unwind**, all while being just a short drive from Great Ecclestone, Garstang's Market Town, the Fylde Coast, and a wealth of local attractions.

Every detail of the park is designed with comfort and convenience in mind. You'll find spotless facilities including modern showers, toilets, and a fully equipped laundry room. For pet lovers, Merlewood goes above and beyond with a **dedicated dog shower** and a **beautifully landscaped dog walk**—a perfect trail for both pups and people, with stunning views and a delightful surprise: a visit from the park's cheeky resident **alpacos**. They're curious, playful, and always ready for a photo op.



- Brand New Fully Furnished
- Regal Retreat 36 x12
- 15 Year License
- 12 Month Site
- Two Bedrooms - Ensuite to Main Bathroom
- Open Plan Living Room Kitchen & Diner
- Shower Room
- Parking For one Vehicle
- Pet Friendly



Kitchen / Diner

As you enter the property, you're welcomed into a stunning modern kitchen/diner that blends style and functionality. This beautifully finished space features elegant blue woodgrain-effect cabinets with chrome handles, complemented by light oak accents and marble-effect white worktops and upstands. The kitchen includes a range of wall and base units, stainless steel sink, integrated microwave, fridge-freezer, four-ring gas hob with extractor above, and built-in electric oven. Luxury cushion flooring adds comfort underfoot, while vaulted ceilings with spotlights enhance the light, airy feel. A side-aspect window with a fitted vertical blind allows plenty of natural light. A coat and shoe rack adds practical convenience. Flowing from the lounge, the dining area seats four comfortably, making this open-plan layout perfect for entertaining guests or enjoying relaxed family meals.

Lounge

Flowing on from the kitchen/diner is a spacious and inviting lounge, tastefully decorated in soft neutral tones with stylish contrasting furnishings. The space features two comfortable two-seater sofas with plush cushions, a central coffee table, TV stand, and a charming feature electric log burner with a mantle and built-in storage above. Vaulted ceilings with spotlights enhance the open, airy feel, while multiple sockets offer convenience throughout. Large patio doors to the front aspect, along with additional windows to the front and side, flood the room with natural light. Plush carpet flooring adds warmth and comfort, making this the perfect space to relax or entertain guests.

Main Bedroom

This stunning master bedroom offers a perfect blend of comfort and luxury. Featuring a plush king-size bed, the room also boasts ample storage, including drawers, a spacious wardrobe, dressing table with mirror, and matching bedside cabinets. Thoughtful details such as modern lighting, USB sockets, and plush carpet flooring add both style and convenience. The vaulted ceiling with spotlights enhances the sense of space and elegance, making this room a true sanctuary for rest and relaxation.

En-Suite

A fantastic addition to the master bedroom is the generously sized en-suite bathroom, designed with both style and practicality in mind. It features a modern pedestal sink with a mirror above, a WC, and handy over-cupboard storage for everyday essentials. A sleek radiator ensures comfort year-round, while the opaque window with a fitted vertical blind allows for privacy and natural light. Soft cushion flooring underfoot completes the space, creating a clean, comfortable, and functional bathroom ideal for daily living.

Bedroom

The good-sized second bedroom is perfect for accommodating family or guests in comfort. Thoughtfully laid out, the room features two single beds with a shared bedside table, over-bed cupboard and shelf storage, as well as a built-in wardrobe providing ample space for belongings. A radiator ensures year-round comfort, while convenient USB sockets add a modern touch. A window to the side aspect, dressed with curtains, allows natural light to fill the space. Plush carpet flooring adds warmth and softness underfoot, making this a cosy and practical guest or family bedroom.

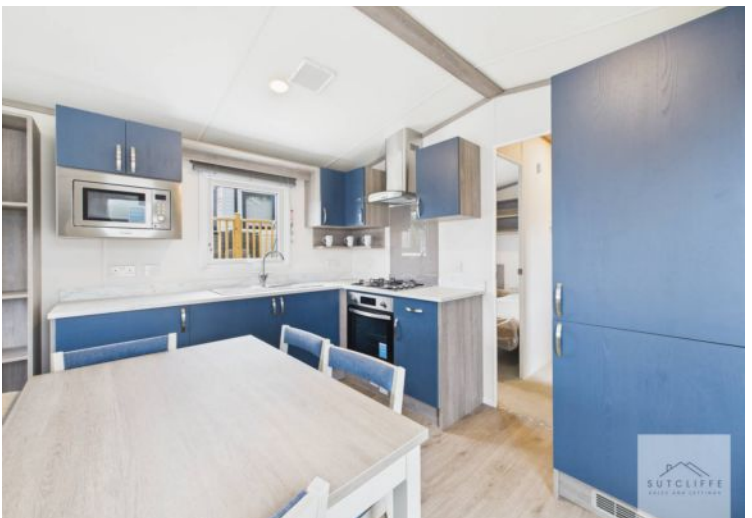
OFF STREET

1 Parking Space

The outside space of this lovely home offers a mix of practicality and relaxation. To the side of the property, there is convenient private parking for one vehicle.





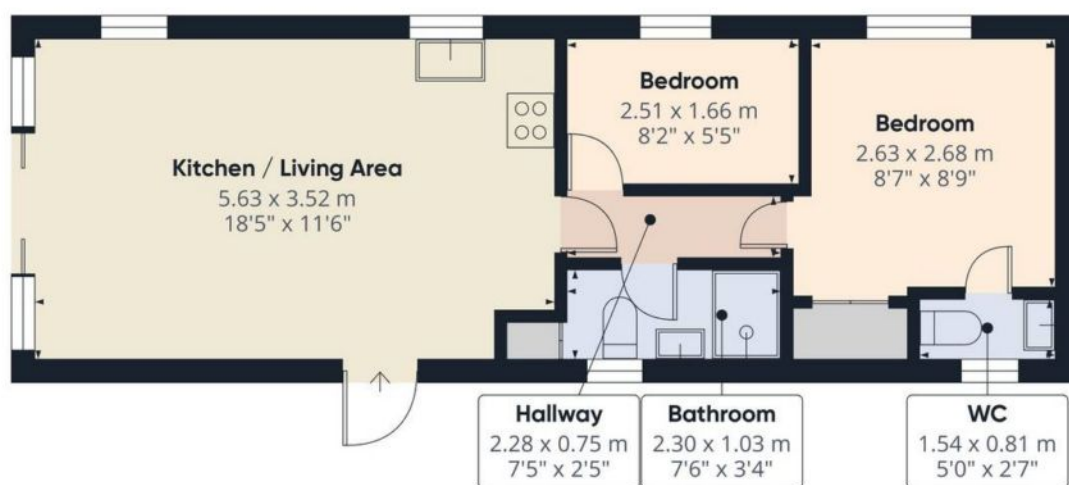


Approximate total area⁽¹⁾
37.4 m²
403 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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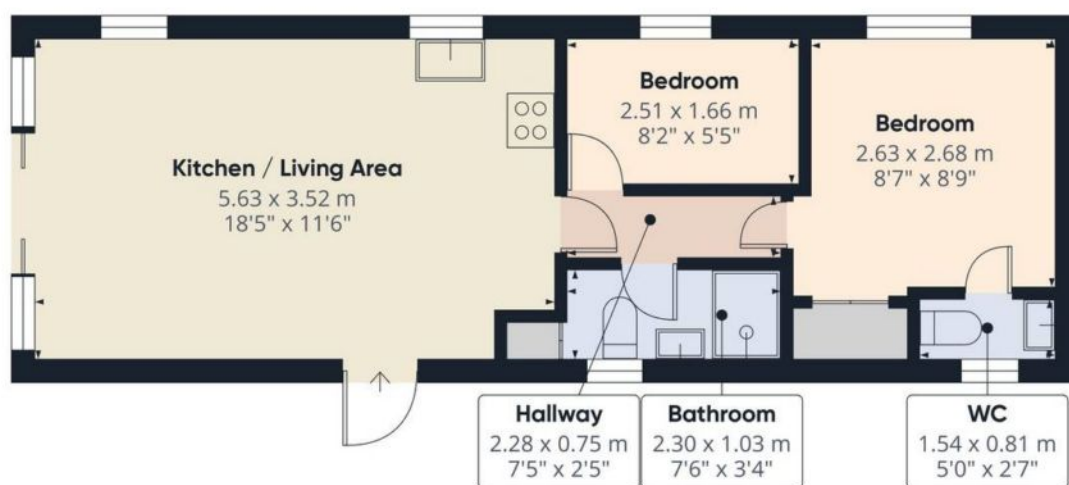
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