



**Connells**

Woodcock Caravan Park  
Hampton Loade Bridgnorth



# Woodcock Caravan Park Hampton Loade Bridgnorth WV16 6BN

for sale  
**£90,000**



## Property Description

Beautifully located Caravan boasting peaceful, scenic views across fields, and the luxury of seeing the Severn Valley Steam Train as it passes through Hampton Loade, providing easy access to surrounding areas too. A secure gate leads into the plot, with steps up to the decking and entrance to the property. Stepping inside, a hallway branches off to all rooms including a lounge, fitted kitchen, double bedroom with built-in wardrobes and shower room. Externally, a stunning wrap-around garden provides ample outdoor space for gardening and a raised decking area perfect for outdoor seating and relaxing.

## Advertisement

Woodcock Lodge is an idyllic select and delightfully situated privately owned freehold site of only 15 caravans. Being strictly non-residential but having a 12 month license for holiday and weekend use for family members. Letting is strictly prohibited.

Set in the glorious Severn Valley countryside approximately 7 miles south of Bridgnorth in Shropshire overlooking the River Severn, the retreat is managed by the owners who each share a 15th responsibility for it's maintenance and upkeep.

The owners observe basic site rules aimed to preserve harmony and the environment of the site. Accordingly Trustees/Committee members interview prospective purchases to confirm their suitability.

Viewing is strictly by appointment only.

## Front Elevation

Secure gate leads through to the plot, with stunning outdoor space.

## Entrance Hall

Having fitted carpet, panelled radiator and ceiling light point.

## Lounge

11' 5" x 9' 8" ( 3.48m x 2.95m )

Offering fitted carpet, a feature fireplace with surround, two panelled radiators and a ceiling light point. Double glazed windows to the front and side and patio doors to the rear.

## Kitchen

9' 8" x 8' 7" ( 2.95m x 2.62m )

Fitted kitchen offering wall and base units and ample work surface space. Inset sink and drainer unit, cooker with extractor fan above, under-counter space for a fridge and plumbing for a dishwasher. Vinyl flooring, partially tiled walls, ceiling light point and glazed windows to the front and rear.

## Bedroom

8' 1" x 7' 5" ( 2.46m x 2.26m )

Double bedroom boasting built-in wardrobes, fitted carpet, ceiling light point, panelled radiator and a glazed window to the side.

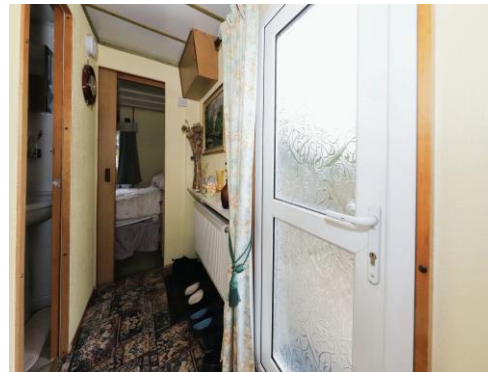
## Shower Room

White suite comprising a wash hand basin, WC and bidet and a walk-in shower cubicle. Vinyl flooring, PCV walls, ceiling light point, panelled radiator and two frosted windows to the rear.

## Outside

## Garden

Stunning wrap-around garden boasting plenty of patio and lawn spaces, two wooden built sheds and a greenhouse. Tiered beds providing ample space for gardening and a raised decking area perfect for relaxing while taking in the view!



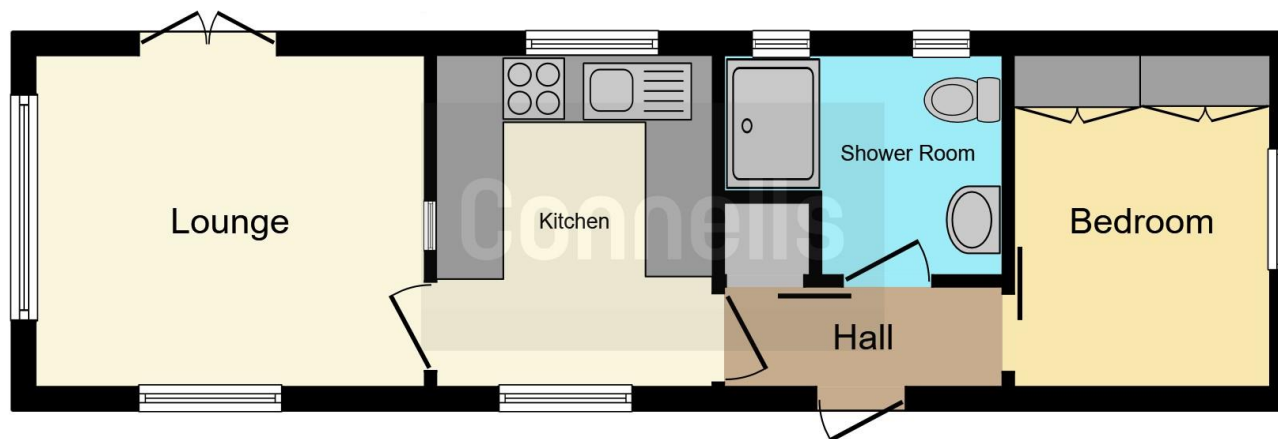












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/KMR311381](http://connells.co.uk/Property/KMR311381)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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