







## Property Description

This luxury holiday lodge has been manufactured to both residential and leisure specifications so you can enjoy all year-round comfort in your holiday home. The interior design has been carefully coordinated with complementing standard features, but there is plenty of scope to add your own personal touches.

Gas and electrical safety checks and the testing of fire alarms and carbon monoxide alarms were carried out in April 2024 and are valid for 12 months.

There is potential for creating additional income and investment opportunities by renting out the lodge privately or by joining the on-site letting programme.

## Property Features

- Elevated, south facing, corner plot with far reaching views to the spa town of Malvern and the Malvern Hills (a designated area of outstanding natural beauty)
- It is the only lodge on the site that has a private garden area, bordered by an attractive stone wall and a mature beech hedge.
- Two designated car parking spaces and parking for visitors
- Double glazing
- Gas central heating
- Weatherproof raised decking area and lower-level paved patio area
- Two sets of 3 panel bifolding doors - giving you the option of opening the whole door to one side or only use one access door
- Wifi connection is available
- This site is non residential but has a 12 month season

## Lodge Victory Provence 40 X 20

This property is advantageously situated on the 5-star Malvern View Country and Leisure Park in Worcestershire. It has light, bright and airy rooms with lots of windows and Velux skylights in the master bedroom and kitchen. Gas, electrical, fire alarms and carbon monoxide alarms safety checks were carried out in April 2024 and are valid for 12 months.

## Entrance Hall

## Utility

The utility room contains washing machine, single sink and drainer as well as having ample storage with floor cupboards and wall mounted cupboards. The door to the cupboard houses gas central heating boiler and electric fuse box.

## Kitchen/ Dining

A large open plan kitchen dining room with large work surfaces; integrated double oven, grill & microwave, 5 burner gas hob; 1.5 bowl sink, integrated 'fridge/freezer; integrated dishwasher (never used), wine cooler, wine rack, ample storage, dining table and four chairs.

## Living Room

Large open-plan living room comprising of, stylish fireplace with electric fire, television, bluetooth sound system with integrated ceiling speaker. two sets of 3 panel bifolding doors open from the sitting room and dining area onto a raised weatherproof decking area with unobstructed, far reaching views of the Malvern Hills.



### Bedroom 1

King-size ottoman bed; step-in wardrobe and other ample storage, television, Door to en-suite.

### En-Suite Bathroom

With two sinks, toilet and shower over the bath.

### Bedroom 2

Two single divan beds and fitted wardrobe, television. Door to en-suite shower room.

### En-Suite Shower Room

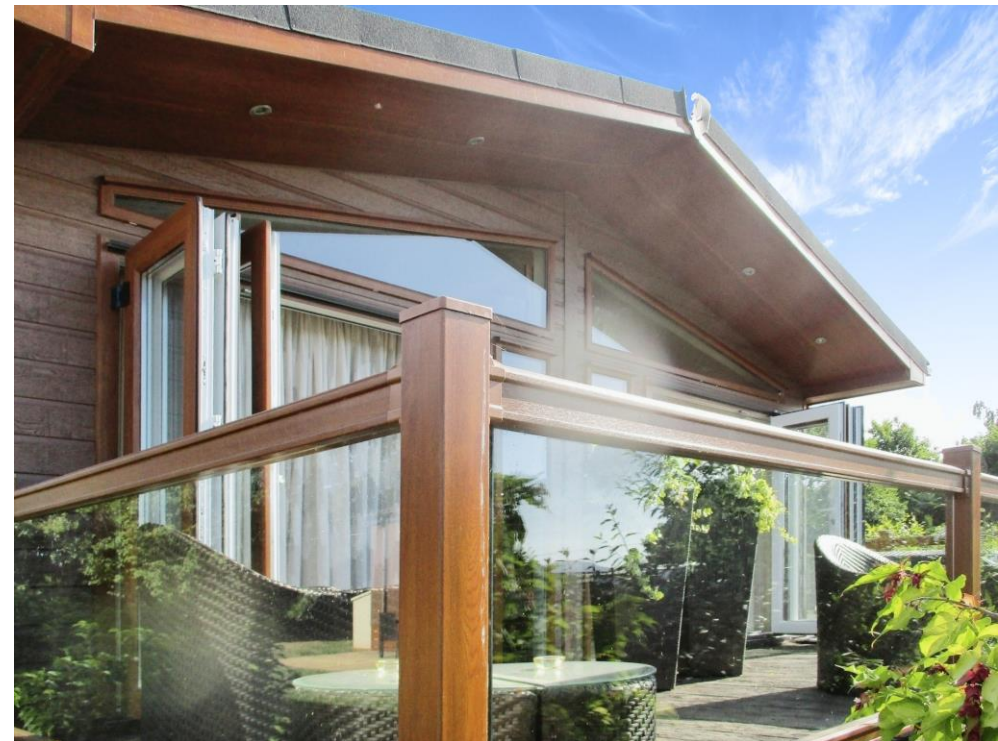
With single sink, toilet and shower cubicle.

### Outside Terraces

There are two external seating areas - the raised decking on which to sit and enjoy your morning coffee, or evening drinks whilst taking in the breath-taking views. The other area is located at the lower level on a paved patio where a stone wall and mature beech hedge afford a private dining, entertaining and sunbathing area. Two sets of garden furniture (dining table & 6 chairs; 2-seater sofa & 2 chairs & 2 side tables, with seat cushions) are included in the sale.

### Park Information

Malvern View Country & Leisure Park is located on the border between Worcestershire and Herefordshire - the perfect place to get away from the hustle and bustle of modern life. Nestled in the grounds of an historic 450-year-old Elizabethan manor house and outbuildings, the Park sits in over 100 acres, and has its own Red Deer park where you can safely get close to, and feed, the animals.





To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/MAL307764](https://connells.co.uk/Property/MAL307764)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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