



**The Lodge Eden Garden Castle Eden Hartlepool TS27 4TF**



**welcome to**

**The Lodge, Eden Garden Castle Eden Hartlepool**

We are pleased to offer to the market the rare opportunity to purchase a 2 Bedroomed Detached Bungalow, sat on half an acre of land, currently trading as Eden Garden Nursery, obtaining an annual income of approximately £10,000 based on a casual part time opening basis.





## Agents Notes

We are pleased to offer to the market the rare opportunity to purchase a 2 Bedroomed Detached Bungalow, sat on half an acre of land, currently trading as Eden Garden Nursery, obtaining an annual income of £10,000 based on a casual part time opening basis. This site offers plenty of potential for development (subject to obtaining the relevant regulations) as it is in an ideal location, easy accessible position from the A19, which gives access to all the regions major centres. In addition it is an easy walk to Castle Eden Nature Reserve. The business is to be sold due to retirement. It offers outstanding scope for further development and includes current stock.

## Upvc Double Glazed Porch

giving access to;

## Kitchen/ Diner

14' 7" x 14' 7" ( 4.45m x 4.45m )

## Bedroom 1

13' 7" x 10' 1" (excluding robes) ( 4.14m x 3.07m (excluding robes) )

## Bathroom

## Bedroom 2

13' 3" x 8' 8" ( 4.04m x 2.64m )

## Lounge

12' 1" x 9' 10" ( 3.68m x 3.00m )



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## The Lodge, Eden Garden Castle Eden Hartlepool

- GARDEN NURSERY COMPLETE WITH STOCK
- 2 BEDROOMED DETACHED BUNGALOW
- HALF AN ACRE PLOT
- EASY ACCESSIBLE POSITION FROM THE A19
- OUTSTANDING SCOPE FOR FURTHER DEVELOPMENT

Tenure: Freehold EPC Rating: F

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAR111238 - 0014

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**manners & harrison**



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