



SAMUEL WOOD

Summer Cottage Norton Manor Park, Norton, Presteigne, Powys, LD8 2EG

Asking Price £325,000





# Summer Cottage Norton Manor Park

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- Delightful park home extending to 1300 square feet
- Luxurious internal accommodation
- Extensive bricked driveway and detached garage
- A gem of a property not to be missed
- Stunning edge of park location
- The highest quality of kitchen and bathroom fittings
- LPG gas fired heating and upvc double glazing

**\*\*OPEN DAY SATURDAY 10th May. 11am to 4pm\*\*** This delightful detached 3 bedroom residential park home sits in the most beautiful of locations and has the most breath-taking views across Welsh border land to the surrounding hills and as far as The Malverns. The property is 7 years old, was designed by our current vendor and offers luxurious and spacious accommodation which needs to be viewed to be fully appreciated. The corner plot is exceptionally well maintained to include a covered veranda, whilst there is also a bricked driveway and garage. This is a totally unique, stunning home in a stunning setting and must be seen.



: Norton Manor Park sits on the outskirts of Norton village surrounded by beautiful border countryside with the nearest facilities to be found in the pretty town of Presteigne which appeared in The Tomes as one of the top 10 towns in the country and also the town of Knighton is only a short distance.

The property is approached into an

## Entrance Area

with double doors into a coat cupboard with hooks and shelf.

## Kitchen / Dining Room

having dual aspect with windows to both front and rear. The rear window enjoying this phenomenal view together with a stable door out onto a covered veranda. The dining area has ample room for large table and chairs whilst the kitchen is luxurious, having granite work surfaces, central island, tiled floor, range of base cupboards, wall cupboards and drawers, display cupboards, deep glazed sink unit, range cooker with extractor head above, integrated dishwasher, washing machine, fridge and freezer. Housed into one of the units is the wall mounted LPG gas fired boiler which heats domestic hot water and radiators. Glazed double doors open into

## Beautiful Living Room

cascading with natural light from 3 large windows and double doors out onto the outside seating area again taking in these fantastic views. The room has a feature fireplace with gas fire fitted





### Hallway

with access into the roof space and doors leading to

### Principle Bedroom Suite

with window to rear elevation enjoying this lovely outlook and a dressing area with an extensive range of fitted wardrobe cupboards, bedside cabinets, eye level cupboards and further wardrobes.

### En-suite Shower Room

with window to frontage, tiled floor and a suite in white of wash hand basin with vanity cupboard, wc and double width shower cubicle with multi-head shower fitted

### Bedroom 2

with window to rear with this fine outlook and excellent fitted bedroom furniture to include wardrobes, eye level cupboards and chest of drawers

### Bedroom 3 / Study

with window to frontage, fitted desk, fitted wardrobes and shelving

### House Bathroom

with window to frontage and a suite in white of wash hand basin with large vanity cupboard, wc, panelled bath with shower screen, multi-head shower fitted and shelved linen cupboard

### Outside

The property sits at the end of Hillside Drive and is approached onto a bricked driveway providing parking for 3 vehicles. Off here is a large detached garage having up and over door, light and power fitted, window and door to rear elevation. The front garden with the property has paved pathways, gravelled sections and some artificial grass. Doored access then leads to a beautiful side garden with paved seating areas, artificial grass, laurel hedging framing the backdrop of the surrounding open farmland and hills in the distance. Access via a gravelled pathway leads to the rear of the garage where some useful storage can be found and a couple of steps then lead to a raised decked and covered veranda where the most phenomenal view can be enjoyed and The Malvern Hills in the distance, this is an ideal space for alfresco dining. The remainder of the garden has paved seating areas and pathways, further artificial turf and some raised borders with an abundance of colour.

### Services

Mains electricity, LPG gas fired heating to radiators, private water and drainage, windows are upvc double glazed. Broadband speed - Basic 4Mbps, Ultra 1000 Mbps. Flood risk – low, no risk.





### Agents Notes

1. The property is leasehold with a charge of £171.88 per month for the ground rent for the 2024/5 year.
2. Residents must comply with Norton Park rules and must be over the age of 50 years.
3. No more than 1 cat or 1 dog per unit
4. When you sell the park home in the future 10% of the purchase price is payable to the owners of the park
5. The site has a licence for residential use for the full 12 months of the year
6. No subletting allowed
7. No commercial vehicles allowed to be parked on the site

### Local Authority

Powys, tax band C

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

As you approach Norton from the Presteigne direction, the turning for Norton Manor Park will be seen on the left hand side. Follow this road through its parkland setting into the park and once you see the lake on the right hand side, follow this road taking the turn into Hillside Drive, ignore turns for other roadways and continue to follow Hillside Drive right to the end where Summer Cottage will be found.











Floor Plans



**Floor Plan**  
Floor area 120.1 m<sup>2</sup> (1,292 sq.ft.)

**Garage**  
Floor area 26.1 m<sup>2</sup> (281 sq.ft.)

**TOTAL: 146.1 m<sup>2</sup> (1,573 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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