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property & land tel. 01254 828810

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Wiswell View, Pendle View, Barrow, Ribble Valley  
£149,995



A stunning 2 bedroom park home in immaculate condition throughout on this beautifully designed and landscaped site with fantastic open views and central fishing lake.

Pendle View Holiday Park has been created with relaxation & leisure as its number one priority. Getting away and owning your own luxury lodge here with us has never been easier within this gated community. The site is open 365 days a year and situated in the pretty village of Barrow, just outside Clitheroe. It is conveniently located just off the A59 meaning that no matter how you travel, the journey is a simple one. The holiday park is surrounded by open landscapes with panoramic views across the stunning countryside that forms the Ribble Valley. All Lodges enjoy amazing 360 views along with spectacular night skies. There is private fishing available for residents on the lake.

This 2 bedroom Lodge is nestled in a quiet corner of this beautiful holiday park surrounded by the picturesque countryside of the Ribble Valley and open views towards Pendle Hill. This newly built home, built to residential specifications, comprises a living area which is open plan and very well thought out fitted kitchen with a range of integrated appliances. All appliances are in there including full size dishwasher, washer dryer and integrated microwave, fridge/freezer, and powerful oven/hob/grill combo with extractor.

Down the hall you have 2 spacious double bedrooms; one made as a twin room, currently with two single beds which can be pushed together, wardrobes & vanity unit. Opposite you have the main shower room with a large fully enclosed shower, toilet and vanity sink. At the end of the hallway you have the master bedroom with en-suite corner bathroom with panelled bath and over-head shower fitting.

Whether you are looking for a quite retreat or a more active lifestyle, Pendle View is the perfect choice for those seeking a base or investment in the Ribble Valley.

Leave Clitheroe on Pendle Road and take a right turn at the roundabout on the A59 bypass. Follow the road down to the next roundabout and stay in the left hand lane. Cross the roundabout and almost immediately turn left onto the Pendle View site. Follow the road around and back on itself to come to the gated driveway.

To watch the video tour of the property please scan the below QR code with your smart phone camera and follow the link:



## Services

Calor Gas, all other mains services are connected.

## Tenure

Leasehold License Agreement.

## Council Tax

Not Applicable

## Viewings

Strictly by appointment only

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

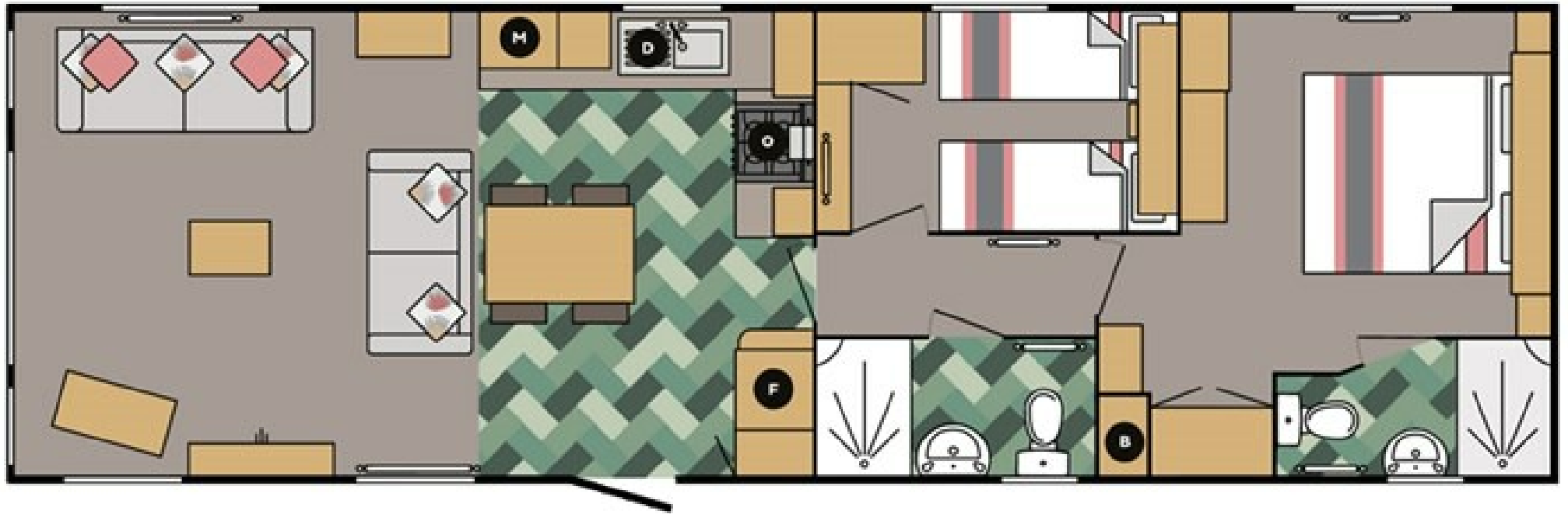
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)





Floor plan





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