



A beautifully finished holiday home park lodge, surrounded by spectacular countryside, fishing lakes, and rolling hills. This immaculate two-bedroom park home is in excellent condition throughout and ready for immediate occupancy. Fully furnished, this spectacular holiday home is an ideal investment for holiday letting's or a peaceful retreat, catering to a wide variety of buyers.

Thoughtfully designed for both ease and style, it features an open-plan living, dining, and kitchen area with sliding doors leading onto a large wrap-around decking. The lodge includes two double bedrooms, an en-suite WC, and a family shower room.

Nestled in a peaceful corner of the holiday park, this two-bedroom lodge offers picturesque countryside views with open landscapes stretching towards Pendle Hill. Built to residential specifications, this newly constructed lodge boasts a spacious open-plan living room with pull out sofa bed and electric fireplace in the lounge area and a well-designed kitchen, fully equipped with integrated appliances, including a washing machine, microwave, fridge-freezer, and a powerful oven, hob, and grill with an extractor fan.

The inner hallway leads to the double bedrooms and the family shower room. Bedroom two is currently set up as a twin room with two single beds that can be joined together, along with fitted wardrobes and ample storage solutions. The principal bedroom features a generous range of fitted wardrobes and a two-piece en-suite WC with a dual-flush toilet and a pedestal wash basin. At the end of the inner hall, you'll find the three-piece shower room, complete with a dual-flush toilet, pedestal wash basin, and a walk-in rainfall mains mixer shower.

Whether you're seeking a tranquil retreat or a base for a more active lifestyle, Pendle View offers the perfect combination of comfort and investment potential in the Ribble Valley.

Pendle View Holiday Park prioritizes relaxation and leisure, offering the perfect escape within a secure, gated community. Open 365 days a year, the park is located in the picturesque village of Barrow, just outside Clitheroe, and is conveniently situated off the A59 for easy access, regardless of your mode of travel. Surrounded by the stunning Ribble Valley countryside, the park boasts panoramic views, private fishing for residents, and incredible 360-degree vistas with spectacular night skies.

To visit the park, leave Clitheroe via Pendle Road and take a right turn at the A59 bypass roundabout. Continue to the next roundabout, stay in the left lane, and go straight across. Turn left immediately onto the Pendle View site, then follow the road as it loops back to the gated driveway.

For a video tour of the site, scan the QR code below with your smartphone camera to access the video link.



Services

Calor Gas, all other mains services are connected.

Tenure

Leasehold License Agreement. Site fees £3564 per annum.

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)







Total area: approx. 44.9 sq. metres (483.6 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent