



Clear Sky Lodge Park Kielder

- Timber Lodge
- Three Bedrooms
- En-Suite
- Open Views
- Parking
- Open Plan

Guide Price: **£ 75,000**

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Clear Sky Lodge Park, Kielder

PROPERTY DESCRIPTION

Nestled quietly in Clear Sky Lodge Park in Kielder National Park, lies Shepherds Purse, a well presented three bedroom log cabin. This tranquil getaway enjoys stunning views and the serenity which Kielder Forest offers.

The internal accommodation is bright and spacious, benefitting from double glazing and LPG central heating. Entering the lodge via the front door, you are greeted dining area; lounge area; kitchen; inner hall; master bedroom with en-suite; two further bedrooms; family bathroom; externally there is a decked veranda; under cabin storage.

The Clear Sky Lodge Park is now under new owner management and a number of exciting improvements are currently being made.

Kielder reservoir is close by, which enjoys a number of water sports; excellent walking and mountain bike trails.

Kielder has dark sky status and has a renowned observatory.

The village of Kielder has a post office; general dealers; petrol station and public house.

The cabin can be occupied for 11 months of the year and the park is closed for the month of February. The cabin is for the use of owners and family only.

Verandah:

Lovely open views with generous seating area.

Cabin Entrance:

Dining Area: 8'3(2.52m) max x 7'9(2.36m) max
Attractive wood effect laminate flooring; opening to...

Sitting Room: 16'4(4.98m) max x 11'0(3.35m) max
Welcoming and cosy, this is due to the internal surroundings; wood effect laminate flooring and superb views.

Kitchen: 9'9(2.97m) max x 7'11(2.41m) max
Fitted with a good range of floor and wall cabinets; contrasting work surfaces and splash back tiling; sink unit with mixer taps; plumbing for washing machine and dishwasher; gas hob and oven with extractor above; window to side elevation.

Inner Hall:

Storage cupboard.

Bathroom:

Panelled bath; wash hand basin; low level WC; attractive ceramic tiling; radiator; frosted glass window.

Bedroom: 9'6(2.90m) max x 8'7(2.62m) max
Situated to the side elevation; fitted wardrobe; radiator.

Bedroom: 9'1(2.77m) max x 8'6(2.59m) max
Situated to the side elevation; fitted wardrobe; radiator.

Master Bedroom: 9'8(2.95m) max x 9'5(2.87m) max
Fitted wardrobes and dressing table; radiator.

En-Suite:

Shower cubicle; wash hand basin; low level WC; frosted glass window.

Externally:

Large veranda which enjoys lovely open views; gravelled parking area; lawn area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: LPG

Broadband: None currently connected

Mobile Signal / Coverage Blackspot: Yes

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

MATERIAL / CONSTRUCTION ABNORMALITIES

Timber lodge

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 50 years from 2005

Ground Rent: £3275 per annum

Service Charge: £138 per annum to include water and sewage

Other Fees: 10% of sale price to site owner per sale

COUNCIL TAX BAND: N/A

EPC RATING: N/A

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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16 Branches across the North-East



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