



## The Snug

### Otterburn Hall Estate

'The Snug' is a three-bedroom Norwegian pine holiday lodge located in Otterburn Hall Lodge Park. The property has an impressive plot with driveway and substantial decking area with hot tub to relax and enjoy the beautiful surroundings. The front door opens to a generous open plan kitchen dining room with comfortable lounge, a hallway with storage, three well-proportioned bedrooms and a stylish modern bathroom. The lodge is located within Northumberland National Park, boasting the largest dark sky area in Europe. The area is known for an abundance of wildlife, excellent walking/hiking trails and is a short travel by car to Kielder Forest with activities and events throughout the year. The Snug is classed as a park home and is for holiday use only - not as residential accommodation. Otterburn is a highly sought after location with a range of amenities including a village shop, local pub, luxury hotels, highly regarded first school and great road links via the A696 and A68. A viewing is essential.

## Asking Price: £120,000

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#### **Open Plan Lounge Dining Room and Kitchen 19'7 max x 13'2 max into recess (5.96m x 4.01m)**

The front door opens to a beautiful open plan reception room with vaulted ceiling and a high quality fitted kitchen with granite work tops, sink unit inset, integrated oven and hob, cooker hood and fridge freezer. There is a comfortable living area, dining area, double glazed windows to the front and sides, a double-glazed door to the decking, electric wall heaters, wood flooring and a rear hallway leading to the bedrooms.

#### **Bedroom One 9'7 x 8'8 plus wardrobes (2.92m x 2.64m)**

A wonderful room with double glazed windows to the rear, carpeted flooring, electric wall heater, fitted wardrobes and vaulted ceilings.

#### **Bedroom Two 8'8 max x 9'7 max (2.64m x 2.92m)**

This impressive room has double glazed windows to the rear and side, fitted wardrobes, an electric wall heater and vaulted ceilings.

#### **Bedroom Three 6'7 x 7'10 (2.00m x 2.38m)**

This charming room has a double-glazed window to the side, carpeted flooring, an electric wall heater and vaulted ceiling.

#### **Bathroom 7'9 max x 6'6 max (2.36m x 1.98m)**

A stylish bathroom with bath tub and shower over, WC, wash hand basin inset to feature storage, laminate walls, wood effect flooring, heated towel rail, spotlights and a double-glazed window to the side.

**Externally** there is an elevated decking area with hot tub, external lighting and steps down to a gravelled driveway.



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Water pump station – maintenance part of service charge

Sewerage: Septic Tank

Heating: Electric

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

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.

## AGENTS NOTE

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home

## MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this a lodge situated on Otterburn Hall Lodge Park, with cladding present.

## 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: 999 years from 25<sup>th</sup> February 2015

Ground Rent: £3000 per annum.

Service Charge: £3000 per annum

**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.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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