



## Kate's Cabin

Felmoor Holiday Park, Felton, Northumberland NE65 9QH

- Lakeside Luxury Two Bedroom Scandanavian Cabin (Sleeps Four People)
- Turnover £19,000 (Jan – Dec 2023)
- Floor Area 44.4 sq. m. (477.9 sq. ft.)
- Designated Parking
- Located within the Heart of a 40 acre Luxury Holiday Park
- On Site Bar, Restaurant, Entertainments Venue & Games Room
- Veranda Overlooking the Lake
- Cabin Currently Advertised through Airbnb
- Pitch Fee £5,201 per annum (1<sup>st</sup> August 2024 -31<sup>st</sup> July 2025)

**Price: £145,000**

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## Location

Kate's cabin is located within Felmoor Holiday Park in the heart of Northumberland, set within natural woodland surroundings overlooking a peaceful lake. Felmoor Park is a 40 acre woodland oasis, set in the heart of Northumberland near Alnwick. The lovely, naturally landscaped lake is home to resident swans and geese. The Park is perfectly located to reach all the attractions of Northumberland, from the beautiful heritage coastline across to the wild and picturesque National Park, an ideal base for exploring the many delights of Northumberland. The park benefits from The Crazy Horse Saloon a bar, restaurant, entertainment venue and children's games room all under one roof, it operates 7 days a week including weekly nights of bingo, live music and karaoke.

## Description

Kate's Cabin is a luxurious two-bedroom lake side Scandinavian cabin. The cabin is entered via a spacious covered veranda, with ample patio seating. Inside is a cosy and comfortable open plan living with two comfy sofas, dining for four in rustic ambience. A well equipped fitted kitchen with electric oven, gas hob, microwave and a full size fridge finished with granite worktops.

The shower room is fitted with wash basin, WC and a shower. The two bedroom cabin, one double and a twin, is tastefully finished to sleep up to four. The cabin is being sold with furniture, bedding and kitchenware so ready to go as a successful holiday let or cosy family getaway.

Area	sq. m.	sq. ft.
Living Room/Kitchen	23.0	247.57
Bedroom	9.0	96.87
Bedroom	9.0	96.87
Shower Room	3.4	36.59
<b>Net Internal</b>	<b>44.4</b>	<b>477.91</b>

## Tenure

Long Leasehold

## Price

£145,000

## Pitch Fee

£5,201 per annum (1<sup>st</sup> August 2024 -31<sup>st</sup> July 2025)

## Turnover

£19,000 (Jan – Dec 2023)

## Viewing

Strictly by appointment through this office.

## Important Notice

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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

**Ref:** I071 (Version 2)

**Prepared:** 11<sup>th</sup> August 2024



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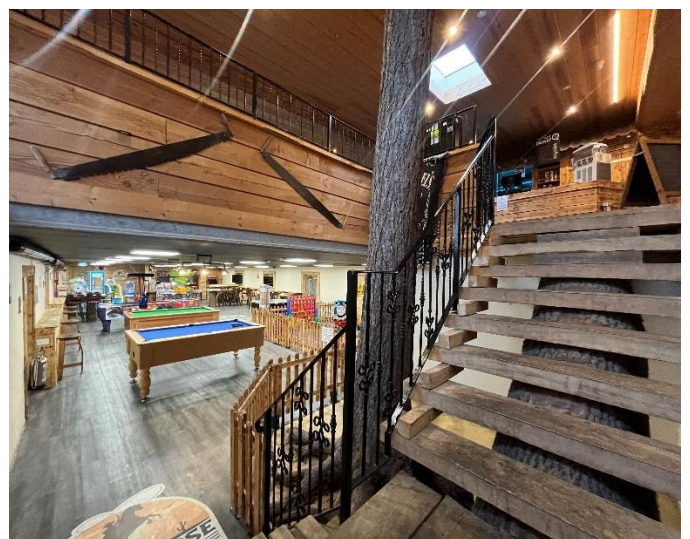


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