



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£89,950 Secure Tenure

Love Homes are delighted to present this beautifully appointed 1991 Tingdene Hayden, located in the desirable Mowbreck Park. This charming home is set on a generous plot with mature trees and a welcoming Veranda as its focal point.
NEW ROOF/SOLAR PANELS/BATTERY & INSULATION WITHIN LAST 6 MONTHS

- Fully Residential Park Home
- Beautifully renovated
- 1 Bed Park Home with No Chain
- Open plan kitchen, lounge & dining area
- Veranda with Glass Panelling
- Solar Panels

Mowbreck Park – Your Perfect Lancashire Retreat

Set within the historic grounds of the Earl of Derby's former estate, Mowbreck Park is a tranquil haven surrounded by mature woodland and beautifully maintained gardens. Just 15 minutes from the vibrant towns of Blackpool and Lytham St. Annes, and only 5 minutes from the charming village of Wrea Green, the park offers the perfect balance of peaceful rural living and easy access to local attractions.

The Park has a welcoming community of like minded, socially active residents, and is entirely dog friendly – with plenty of scenic walks to explore. Additional amenities include a Launderette and high-speed Wi Fi for your convenience.

Mowbreck Park is renowned for its personal touch, high quality holiday and residential homes, and excellent value. It's no surprise that Visit England has consistently awarded this family run park a 5-Star rating for over 20 years. Surrounded by the tranquil farms and fields of The Fylde coastal plain, the park provides a serene, rural backdrop for your getaway.

Conveniently located near Lancashire's top tourist attractions, Mowbreck Park offers year round enjoyment. Explore the bright lights of Blackpool, relax on the beaches of Lytham St. Annes, or simply unwind amidst the natural beauty of the park.

Blackpool – Vibrant Seaside Fun

Blackpool is the ultimate destination for entertainment, excitement, and seaside charm. Famous for its iconic Blackpool Tower, lively piers, and thrilling amusement parks, the town offers attractions for all ages. Stroll along the golden beaches, enjoy world class shows, or explore the buzzing nightlife and shopping districts. Blackpool perfectly blends traditional British seaside culture with modern leisure, making it a favourite for families, couples, and visitors seeking fun and adventure.

Lytham St. Annes – Elegant Coastal Charm

Just a short drive from Blackpool, Lytham St. Annes offers a more relaxed, sophisticated coastal experience. Renowned for its sandy beaches, picturesque promenades, and charming town center, it's perfect for leisurely walks, boutique shopping, and fine dining. The town's historic architecture, stunning gardens, and friendly local community create a peaceful and welcoming atmosphere, ideal for those seeking a serene seaside escape.

Nearby Attractions – Fun for All the Family

Blackpool Zoo – Just 20 minutes from Mowbreck Park, Blackpool Zoo is a must visit for animal lovers. Home to over 1,000 animals including lions, elephants, gorillas, and penguins, the zoo offers engaging talks and feeding demonstrations throughout the day. **Top Tip:** Arrive early to beat the queues and catch the morning feeds. Parking is plentiful, but booking tickets online in advance is recommended, especially on weekends and during school holidays.

Stanley Park, Blackpool – Often overshadowed by Blackpool's famous seafront, Stanley Park is a hidden gem just 5 minutes from the zoo. With a boating lake, adventure playgrounds, and beautifully landscaped gardens, it's perfect for a relaxing family afternoon. **Recommended Walk:** Take the circular path around the lake ideal for strollers and little legs.

Ribby Hall Village & Wild Discovery – Only 5 minutes from Mowbreck Park, Ribby Hall offers a variety of activities, including the Wild Discovery mini zoo. Children can interact with reptiles, birds of prey, and farm animals. **Insider Tip:** It's a quieter alternative to larger zoos, perfect for younger children or a short half day trip.

Lytham St. Annes Beach & Promenade – About 25 minutes west, Lytham St. Annes offers wide sandy beaches, Victorian piers, and a charming promenade. **Fun Fact:** Lytham Green features a historic windmill and lifeboat station, perfect for family photos.

Fairhaven Lake – On the way to Lytham, Fairhaven Lake is ideal for a fun filled day out. Enjoy pedal boats, mini golf, birdwatching, a café, and an adventure playground. **Walking Route:** The Fairhaven Coastal Trail is scenic and flat, suitable for all ages.

Council Tax Band: A (Fylde Borough Council)
Tenure: Secure Tenure
Ground Rent: £148.73 per month (reviewed every 1 years)
Parking options: Off Street
Electricity supply: Mains, Solar
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Veranda

The Veranda features sleek composite decking in a stylish neutral grey finish, creating a modern yet timeless look. A glass balustrade surrounds the space, offering both safety and an open, airy feel. Benefiting from afternoon and evening sun, it's the perfect setting for alfresco dining and relaxed entertaining. Glass doors open seamlessly onto both the front and rear verandas. Composite steps provide easy access at both the entrance and exit, completing this elegant and practical outdoor space.

Open plan kitchen, lounge & dining area

The open plan living area is a bright and welcoming space, enhanced by a large upvc double glazed bay window with a fitted roller blind, two additional double glazed windows, and a glazed door leading directly onto the veranda—filling the room with natural light. A stylish "Smeg" wall mounted electric fireplace creates a modern focal point, while the light grey wood effect laminate flooring and contemporary radiator add to the clean, modern finish. There is ample space for a dining table with seating for four, making it ideal for both everyday living and entertaining.

Kitchen

The kitchen area is fitted with a sleek range of modern grey wall and base units, complemented by contrasting worktops and an inset sink with single drainer and mixer tap, positioned beneath a upvc double glazed window with a fitted roller blind. Practical features include a built-in boiler, plumbing for an automatic washing machine (housed neatly within a unit), an integrated fridge

freezer, built under oven, four burner gas hob, and a concealed stainless steel extractor—combining style with everyday functionality.

Bedroom 1

Bedroom 1 offers a cosy and inviting atmosphere, finished with a soft plush grey carpet underfoot. A upvc double glazed window with a fitted roller blind allows plenty of natural light while maintaining privacy, and a contemporary radiator adds both warmth and a modern touch.

Shower room

The Shower room is finished to a high standard with a contemporary three piece suite in white. It features a spacious walk in shower cubicle with overhead shower and stylish grey marble effect aqua boarding, a sleek vanity wash hand basin with mixer tap set within a glossy white storage unit, and a low level wc with push button flush. Additional touches include a wall mounted mirrored cabinet, a modern polished chrome heated towel rail, recessed ceiling downlighting and light grey wood effect laminate flooring for a clean, modern look. A upvc double glazed obscured window provides natural light while maintaining privacy.

Hall

The small hallway flows seamlessly into the open plan living area, featuring laminate flooring for a modern finish. A door opens directly onto the veranda, creating an inviting transition between indoor and outdoor living.

Outside

This home is set on a generous plot, beautifully enhanced by mature trees to the rear and a wrap around garden. The Veranda serves as the main focal point, providing a perfect spot to relax and enjoy the surroundings. To the rear, a brick block paved patio area offers space for outdoor seating and includes a plastic shed and two storage boxes for convenience. At the front, a well tended lawn with box effect hedging adds kerb appeal, while the opposite side of the garden is gravelled for easy, low maintenance living.

Additional Information

The park also offers the convenience of an on site reception, open seven days a week (limited hours), along with a launderette for residents' use.

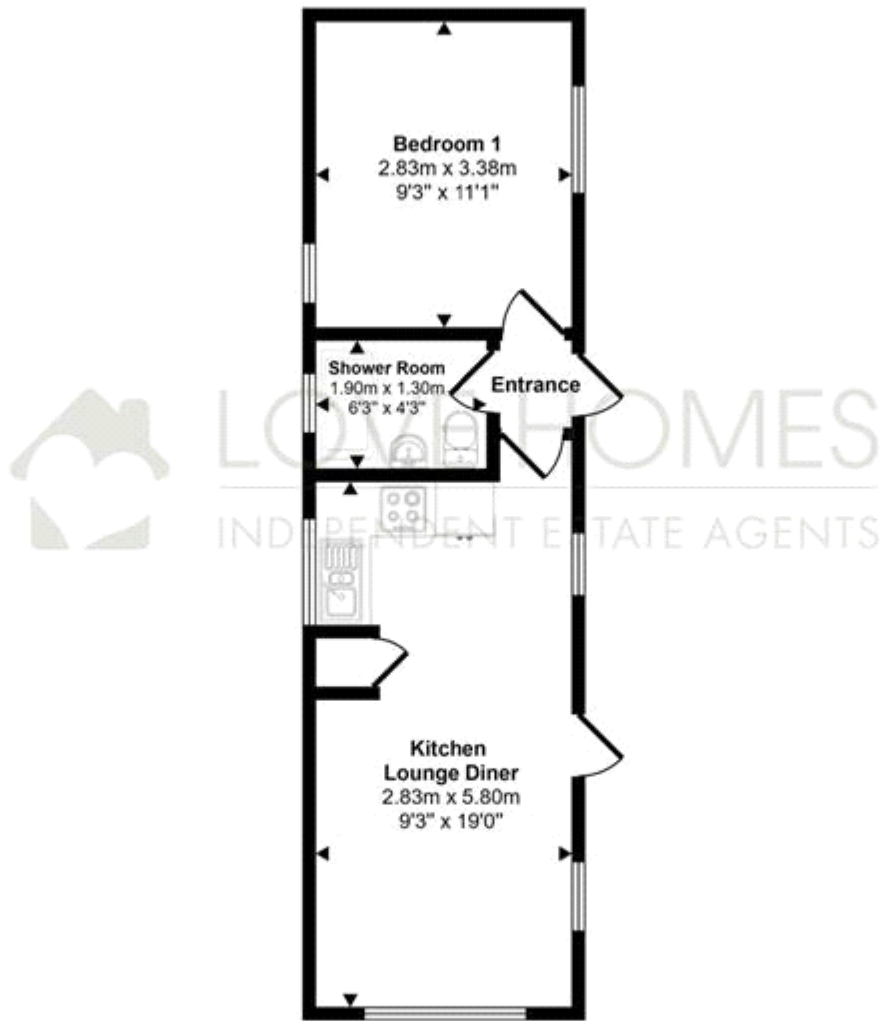
Parking

This home has its own allocated parking space for one vehicle.



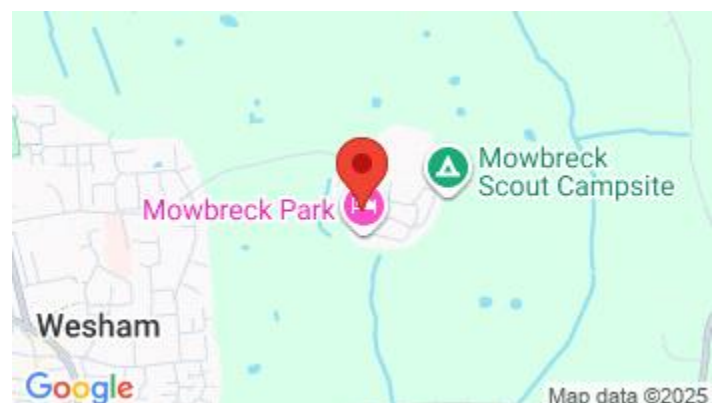
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Approx Gross Internal Area
31 sq m / 330 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.