



SAMUEL WOOD

Hazel Lodge, Clun Valley Lodges, Clunton, Craven Arms, SY7 0HU

Offers In The Region Of £98,500



# Hazel Lodge, Clun Valley Lodges

Clunton, Craven Arms, SY7 0HU



- Luxury Park Home
- Open Plan Living
- Hot Tub
- 95 Year Lease
- 2 Bedrooms both with en-suite shower room
- Fabulous Views
- Investment Opportunity
- Holiday Home

Hazel Lodge located at Clun Valley Lodges is a stunning two-bedroom detached park home that offers a perfect blend of comfort and luxury. Designed personally by the current owners, this property boasts light and airy rooms that create an inviting atmosphere, making it an ideal retreat for those seeking peace and tranquillity.

As you enter you find a very useful utility room with washing machine, stainless steel sink and drainer and a lockable cupboard for your personal items should you decide to let the Lodge for holiday rentals. Through a door to your right you are greeted by an open-plan kitchen, living, and dining area that exudes a sense of space and elegance. The kitchen is well-equipped with modern amenities, including a built-in dishwasher, an eye-level oven and microwave, and a gas hob with an extractor fan, ensuring that culinary enthusiasts will feel right at home. The living area features patio doors that lead out to a delightful decking area, perfect for enjoying the outdoors or entertaining guests.

The master bedroom is a true sanctuary, featuring ample storage solutions and a luxurious shower suite. The bedroom also has a door leading out to the decking area. The second bedroom is also generously sized and benefits from its own en-suite shower room, making it ideal for family or guests.

Outside, the property is surrounded by a beautifully designed decking area, which enhances the outdoor living experience. The addition of a hot tub provides an extra layer of luxury, allowing you to unwind and enjoy the stunning views of the surrounding countryside.

With parking available for two vehicles, this park home is not only a beautiful living space but also offers practicality. Set in a glorious and peaceful location, this property is a rare find and presents an excellent opportunity for those looking to embrace a tranquil lifestyle in the heart of nature.

Clun Valley Lodges website states:

Clun Valley Lodges is a stunning private Holiday Lodge Park of just 10 beautifully appointed self catering lodges, set beside the river and nestled in the beautifully tranquil setting of the Clun Valley below Clunton Coppice in the Shropshire hills, an Area of Outstanding Natural Beauty. With an easy amble down the lane to the "Crown at Clunton" for great food and drink, Clun Valley Lodges is the perfect base for walking / exploring, bird watching, fishing or just relaxing.







## Directions

From Craven Arms follow the B4368 into Clunton Village. Turn Left at The Crown Pub and follow the road to the left over the bridge. After the bridge, immediately turn left down Green Lane signed posted a no through road. Continue down Green Lane and in around 300 yards on your left you will find the entrance to the park. Hazel Lodge is the 2nd lodge on the left.

Services: We understand that the property has LPG gas, mains electricity, mains water and mains drainage. The services are all metred and charged 6 monthly.

Service Charges for 2025 are £4615.00 per annum.

Broadband Speed: Basic 11 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold with 95 years remaining.

The property is exempt from Council Tax.

This park has a 12 month holiday home occupancy.

Please visit the website [www.clunvalleylodges.co.uk](http://www.clunvalleylodges.co.uk) for more information.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







### Floor Plan

Floor area 84.6 sq.m. (911 sq.ft.)

**Total floor area: 84.6 sq.m. (911 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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