



## Lodge 2, The Wrens Nest, Landshipping, SA67 8BG

**Offers In The Region Of £140,000**

A luxury detached holiday lodge situated on a Vale Park site within the picturesque village of Landshipping, being only a short walk from the Cleddau River. This fabulous lodge offers superb modern accommodation with 3 bedrooms, a master en-suite, open plan living space, a wrap-around deck for outside seating and entertaining, ample parking and is positioned on an exclusive part of the site. The property is offered for sale fully furnished and ready for immediate use. Site fees and terms apply. \*\* 2025 Site Fees Now Included \*\*

### Situation

Landshipping, which lies on the eastern shoreline of the Cleddau Estuary River, is within easy reach of the towns of Narberth, Haverfordwest and Pembroke. The park site lies within walking distance of the waters edge of the river Cleddau and is an area of incredible natural beauty, popular with boat enthusiasts and nature lovers. The small town of Narberth is some 8 miles or so to the east and offers a wide range of facilities and amenities with the market town of Haverfordwest being some 10 – 11 miles or so to the west. Also within easy reach are the south Pembrokeshire towns and coastal resorts. Landshipping itself is a tranquil hamlet with easy access to the estuary and which lies within the Pembrokeshire Coast National Park and is ideally suited to those purchasers who are looking for a property in an area that is relatively unspoilt, yet within relatively easy reach of all the major centres of the area.

### Entrance/Utility

Accessed from the side deck via a frosted double glazed front door. Fitted with wall and base storage cupboards with worktop and sink, integrated washing machine, radiator, cupboard housing the gas central heating boiler. Door opens into:

### Open Plan Living/Dining



A fabulous open area with plenty of natural light, comprising a dining area with space for table and chairs, lounge area with electric fireplace, blue tooth ceiling speakers, double glazed windows, radiator, and is fully open plan through to:

### Kitchen





Fitted with a range of wall and base storage units with worktop, sink, 4 ring gas hob, extractor hood, integrated fridge freezer and dish washer, built in eye level double oven and microwave, kitchen island with seating, built in pantry/larder cupboard, double glazed window and patio doors to the rear deck.

### Inner Hall

This separates and gives a distance from the living areas, with doors opening to:

### Bedroom 1



A double room with double glazed window, radiator, walk-in wardrobe and door opens to:

### En-Suite



Comprising a corner shower cubical, W.C, pedestal wash hand basin and frosted double glazed window.

### Bedroom 2





Another double room with double glazed window, radiator, fitted wardrobes and access to loft space.

### Bedroom 3



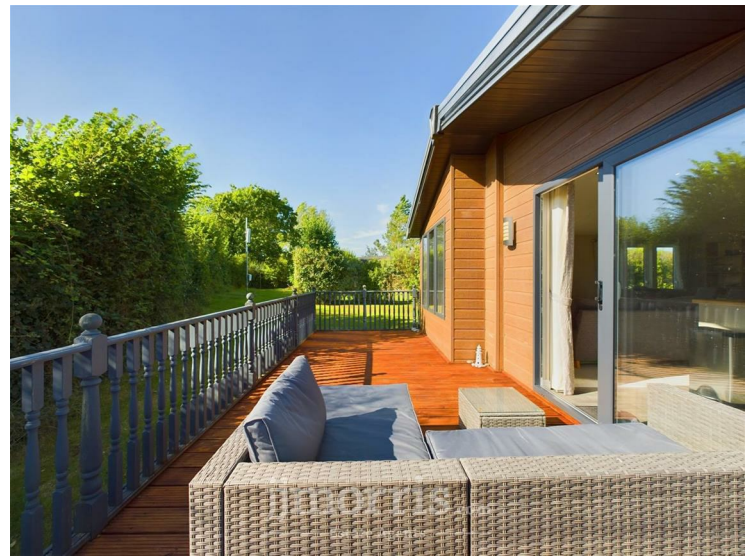
A twin room with double glazed window, radiator and fitted wardrobe.

### Bathroom



Comprising a bath with shower over, W.C, wash hand basin set in vanity unit with storage, frosted double glazed window and radiator.

### Externally





To the front of the lodge there is ample off road car parking space via a brick paved driveway. The wrap around deck is located to the front and rear, with plenty of space to have outdoor furniture for relaxing or entertaining. The surrounding park gardens are managed by the site and kept in excellent condition, being mainly laid to lawn with mature hedges, shrubs and trees, which altogether creates a lovely calm and comfortable environment to enjoy.

#### Site Fees & Lease Info

2025 fees included (£4,200). Lease runs to 2117.

#### Directions

From our Narberth Office travel west on the A40 and at Canaston Bridge take the first exit on the roundabout onto the A4075 towards Carew. Within some 2 miles or so turn right for Martletwy and proceed on this road for a further mile and then turn right and then left towards Landshipping. Proceed along this road and the Vale Park site entrance is easily seen on your left hand side. As you enter the park take the first right hand turning into the exclusive Lodge area and number 2, The Wrens Nest, is found on the left hand side.

#### Utilities & Services.

Heating Source: LPG Gas

Efficiency - The lodge is an upgraded model being of a residential specification.

Services :

Electric: Mains

Water: Mains

Drainage: Included in site fees and is taken away to a site septic tank. Vale Park look after this.

Local Authority: Pembrokeshire County Council

Council Tax: N/A

Tenure: Leasehold. Site Terms & Conditions Apply

What Three Words: ///certified.armrest.pampered

#### Broadband Availability.

We understand both standard and ultra fast broadband is available. Please use the Ofcom website to check property broadband speeds via [ofcom.org.uk](http://ofcom.org.uk).

#### Mobile Phone Coverage.

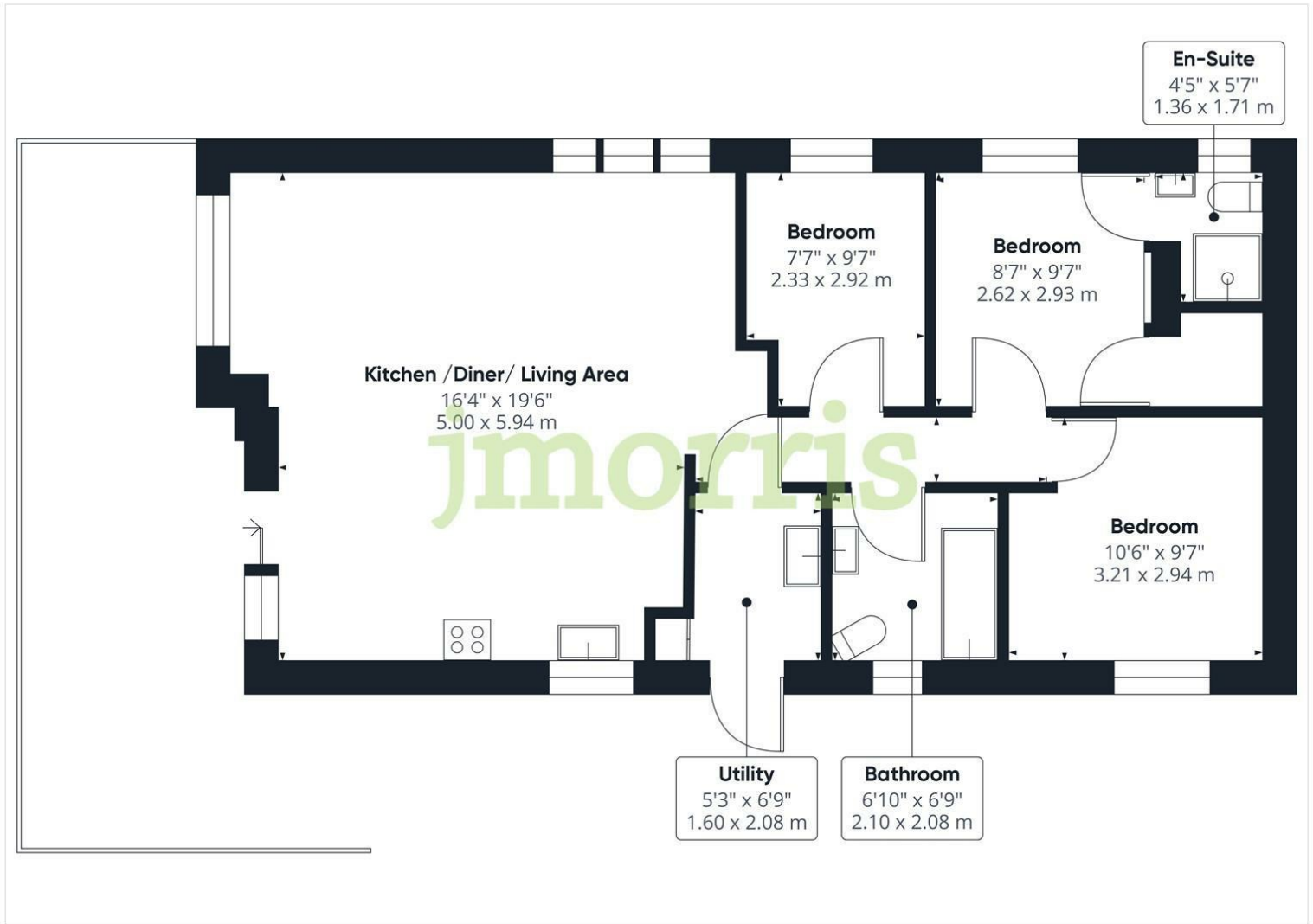
Please find information relating to mobile phone coverage at this location via the [ofcom.org.uk](http://ofcom.org.uk) website.

#### Anti Money Laundering and Ability To Purchase

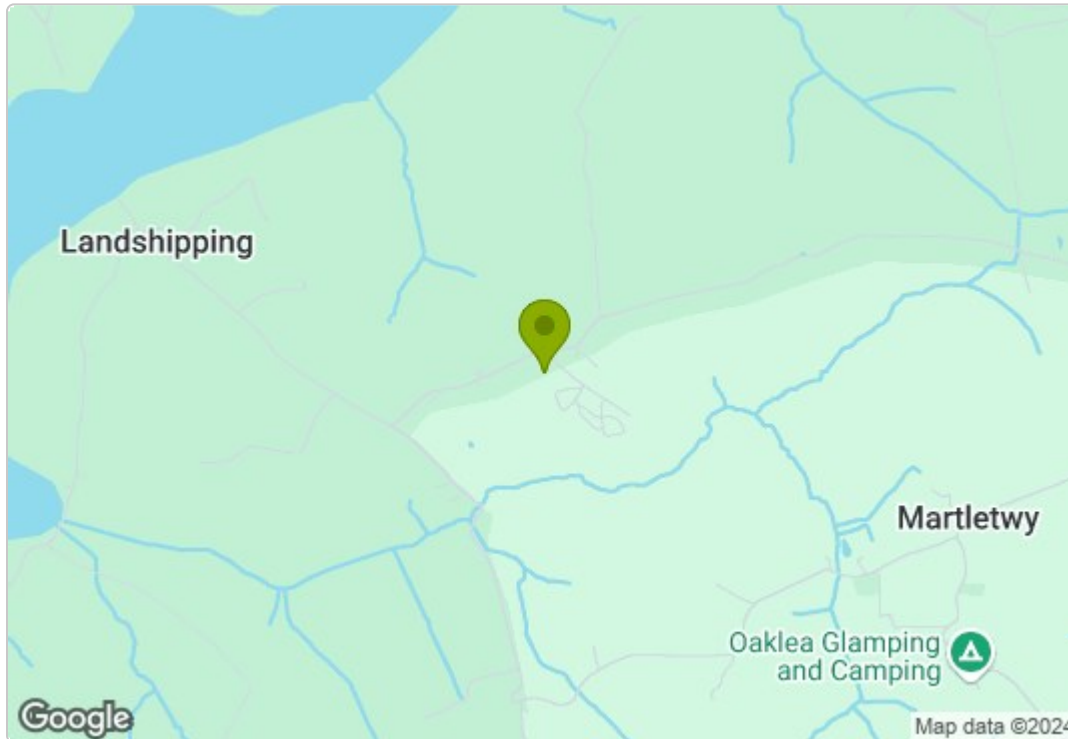
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

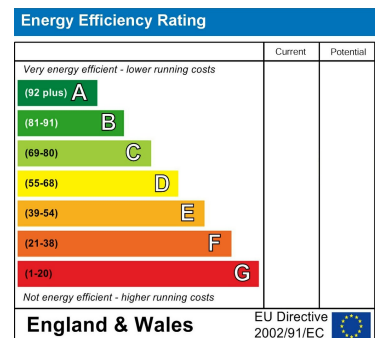
## Floor Plan



## Area Map



## Energy Efficiency Graph



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