

TOWN & COUNTRY

ESTATES



The Paddock, Brokerswood, Wiltshire BA13 4EH

£89,950

LOCATION

Nestled in the heart of Wiltshire's picturesque countryside, Brokerswood is a charming holiday park offering a perfect blend of outdoor adventure and tranquility. Surrounded by 80 acres of ancient woodland, this idyllic retreat is ideal for families, couples, and nature enthusiasts. The park boasts a variety of activities, including water sports, archery, axe throwing, and a dedicated children's play area. For those seeking relaxation, the serene surroundings provide a peaceful escape from the hustle and bustle of daily life.

DESCRIPTION

Perfect as a luxury second home or a ready-to-let income earner, this lodge combines style, privacy, and year-round comfort. Situated in the best position in the park - a peaceful end-of-cul-de-sac surrounded by woodland.

Step into a turnkey luxury retreat in the heart of Wiltshire's countryside. This beautifully renovated two-bedroom lodge offers a light-filled open-plan living space with designer finishes and thoughtful touches throughout. The sleek modern kitchen is a cook's dream, featuring a built-in double oven, wine fridge, generous kitchen island, and all the mod-cons you'd expect - perfect for everything from lazy breakfasts to dinner parties. Two calm and restful bedrooms provide a serene escape after a day's adventures.

Relax on your private veranda with inset hot tub, soak in the peace and quiet, or entertain friends in style. Keep this lodge all to yourself as a private second home, or let it earn for you with hassle-free rental income through existing park agreements.

There are options for a Haulfryn Managed Sublet Scheme.

You will earn 64% of the booking value and your Sublet income will be transferred to your Haulfryn owner account quarterly. This will be offset against your running costs. At the end of the sublet year, any credit balance on your owner account will be transferred to your nominated bank account.

You can let your holiday home out for as many or as few dates as you'd like. Once you join our fully managed sublet service, you will be loaded into our holiday booking partner's booking system as 'live' to allow bookings to be taken all year.

Other owners with comparable lodges enjoy an over 80% occupancy rate throughout the year.

Tucked away in Brokerswood's 80 acres of ancient woodland, you're minutes from on-site activities like water sports, archery, and fishing. Beyond the park, explore Bath, Frome, Longleat Safari Park, The Newt, and endless scenic trails – including beautiful dog-friendly walks leading to traditional pubs.

Key Facts

- No onward chain – move in or start letting right away
- Prime position: private end-of-cul-de-sac with 2 parking spaces
- Fully renovated in 2024 by an interior designer
- Year-round use with full insulation and heating
- Pitch fees paid until end of 2025 (2026: approx. £650 per month)
- Proven rental potential through Haulfryn agreements
- Private veranda with hot tub
- Surrounded by 80 acres of ancient woodland

Arrange your private viewing today – lodges of this quality and location rarely come to market.

PITCH FEES



Pitch fees are fully paid for the remainder of 2025, offering excellent value.

From January 2026, pitch fees will be £7,885 for 2026.

Fantastic potential to earn rental income through existing agreements with Haulfryn and Hoseason Holidays — a seamless way to generate returns when you're not using the lodge yourself.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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SALES & MORTGAGES & LETTINGS

The advertisement features a man and a woman lying on a white surface, looking at a small cardboard house model. The background is a dark blue gradient. The text 'TOWN & COUNTRY MORTGAGES' is at the top in white, and 'FEE FREE Mortgage Services' is in the center in pink and blue. A list of services is on the right, and a warning about repossession is in the middle. The bottom section has contact information and social media links. A portrait of Oliver Browning is on the right.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT
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Managing Director

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