



## Fineburn Caravan Park

Frosterley DL13 2SY

Chain Free £35,000







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# Fineburn Caravan Park

## Frosterley DL13 2SY



- One Bedroom Holiday Lodge
- LPG Gas Bottle Heating
- Amazing Views & Walks on the doorstep

- Tranquil Position with Fantastic Views
- 12 Month Holiday Use Only

- Close to the Burn
- Site Fees Applicable

Nestled within the serene surroundings of Fineburn Caravan Park in Frosterley, Bishop Auckland, this charming park home offers a delightful retreat for those seeking a slice of tranquillity. With one well-appointed bedroom and a modern bathroom, this property is perfect for individuals or couples looking to escape the hustle and bustle of everyday life.

The heart of the home features a welcoming reception room, ideal for relaxation or entertaining guests. The property is equipped with efficient LPG heating, ensuring comfort throughout the seasons.

One of the standout features of this holiday lodge is the expansive veranda with decking, providing an excellent space to enjoy the stunning views of the fells and the gentle flow of the nearby river. Imagine sipping your morning coffee or enjoying a glass of wine in the evening while taking in the picturesque landscape that surrounds you.

This park home is not just a property; it is a lifestyle choice, offering a peaceful haven in a beautiful setting. Whether you are looking for a weekend getaway or a permanent holiday residence, this lodge presents an exceptional opportunity to embrace the tranquillity of nature while enjoying modern comforts. Don't miss the chance to make this idyllic retreat your own.

### GROUND FLOOR LODGE

#### Lounge

9'9" x 6'6" 1673'2" (2.993 x 2.510)

French double doors open to the lounge and kitchen with central heating radiator and full length uPVC double glazed window.

#### Kitchen / Diner

9'8" x 8'7" (2.950 x 2.628)

Fitted with a range of wall and base units having contrasting work surfaces over, sink unit with mixer tap, integrated electric oven and hob, space for under counter fridge, storage cupboard housing LPG boiler and full length uPVC double glazed window to front.

#### Bathroom / WC

Fitted with a deep quarter bath, WC, wash hand basin and central heating radiator.

#### Bedroom One

9'8" x 7'4" (2.954 x 2.247)

With central heating radiator and uPVC double glazed French doors opening out onto the Decking.

#### Externally

Externally the Chalet sits on raised Decking which stretches round to the side and has steps leading up to. To the rear is a large steel shed and further area with Decking. LPG bottles are stored at the rear of the chalet.

#### Agents Note

Heating is ran by LPG gas Bottles  
The Chalet has a septic tank and mains water.

The pitch fees for the chalet is currently (2025) £3024.00 per annum to include water & sewerage  
Electric and gas are the owners responsibility

#### Agents Note

The property is not freehold nor leasehold however there is a

Chalet Pitch License in place however upon change of ownership the new potential owner will need to meet with the owner of the Caravan Park to be granted 'approval' which will not be reasonably withheld. The licence is reviewed annually.

#### Agents Note

This property is subject to Holiday use only and is not permitted as a permanent residence. However can be used 12 months of the year.

#### Other General Information

Other General Information

Gas and Electricity: LPG Gas Bottles

Sewerage and water: Septic Tank and mains water.

Broadband: Standard Broadband available. Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Mobile Signal/coverage: Limited with EE, Three and Vodafone.

We recommend contacting your service provider for further information.

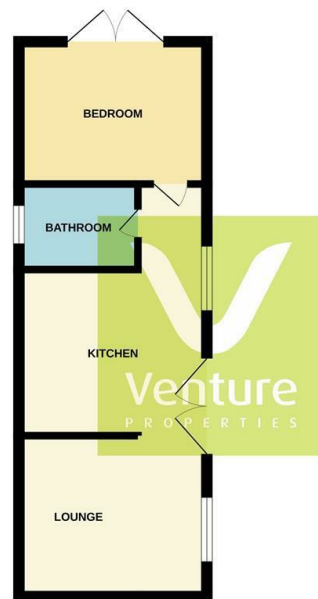
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

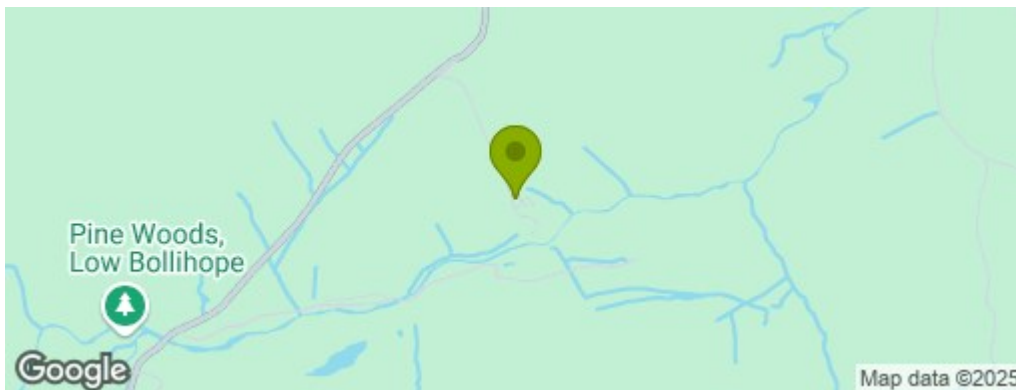
#### Disclaimer

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GROUND FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 277 sq.ft. (25.8 sq.m.) approx.  
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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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## Property Information

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