



## Station Lodge Park

Wolsingham DL13 3BL

Asking Price £145,000







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# Station Lodge Park

Wolsingham DL13 3BL



- Two Bedroom Park Home
- Parking and Decking
- Picturesque Setting

- Quiet Over 55s site
- Spacious Layout
- Call To Book Your Viewing Today

- Riverside Location
- Village Location
- Venture 01388 741174

## STUNNING PROPERTY IN THE HEART OF THE COUNTRYSIDE!

If you are looking for an idyllic location, then this is for you. A stunning two bedroom detached lodge with extensively fitted kitchen and separate utility, en suite bathroom and en suite shower room . Having UPVC double glazing, Gas LPG central heating, plenty of storage including , fantastic decked patio area and terraces.

A fantastic Lodge in our opinion, on a site nestled amongst the trees and near the River Wear, wouldn't you want to wake up surrounded by nature! Call us now to view.

This site is open 52 weeks of the year. however you can only stay for 50 weeks of the year, or it could be used as a perfect holiday home.

### Hallway

With central heating radiator and side entrance door.

### Utility Room

Fitted with wall and base units having contrasting work surfaces over, circular sink unit and drainer, plumbing for washing machine..

### Kitchen

10'1" x 10'0" (3.091 x 3.051)

Fitted with wall and base units having contrasting work surfaces over, sink unit and drainer, integrated electric oven and separate gas hob, integrated fridge freezer, and double glazed window to side.

### Dining Room

10'9" x 9'5" (3.298 x 2.874)

Having central heating radiator and window to side.

### Living Room

21'4" x 14'5" (6.525 x 4.409)

With two sets of french doors opening out onto the decking at the front, spot lighting to ceiling and central heating radiator

### Inner Hallway

Leading to bedrooms and bathroom.

### Bedroom Two

10'4" x 9'7" (3.154 x 2.922)

Having central heating radiator and window to side.

### Bathroom/WC

fitted with a panelled bath having mains shower over, wc , wash hand basin and chrome heated towel rail.

### Bedroom One

14'4" x 9'2" (4.391 x 2.818)

With central heating radiator and window to side.

### En Suite Shower Room/WC

Fitted with a shower cubicle, wc, wash hand basin and chrome heated towel rail.

### Externally

Externally the home has a good sized decking area to side and front having steps leading down to a lawned

area. To the rear is parking for two vehicles and a outside shed.

### Surrounding Area

The village of Wolsingham has a lot to offer in our opinion. There is a market place with cafes, local store, post office, doctors' surgery and pharmacy. The local schools have a good reputation and there are pleasant walks, local park, swimming pool , gym facilities and a the river wear runs through the village.

### Agents Other Information

The lodge is available for holiday and recreational use only. It would be a breach of the licence agreement if the lodge where used as a permeant residence

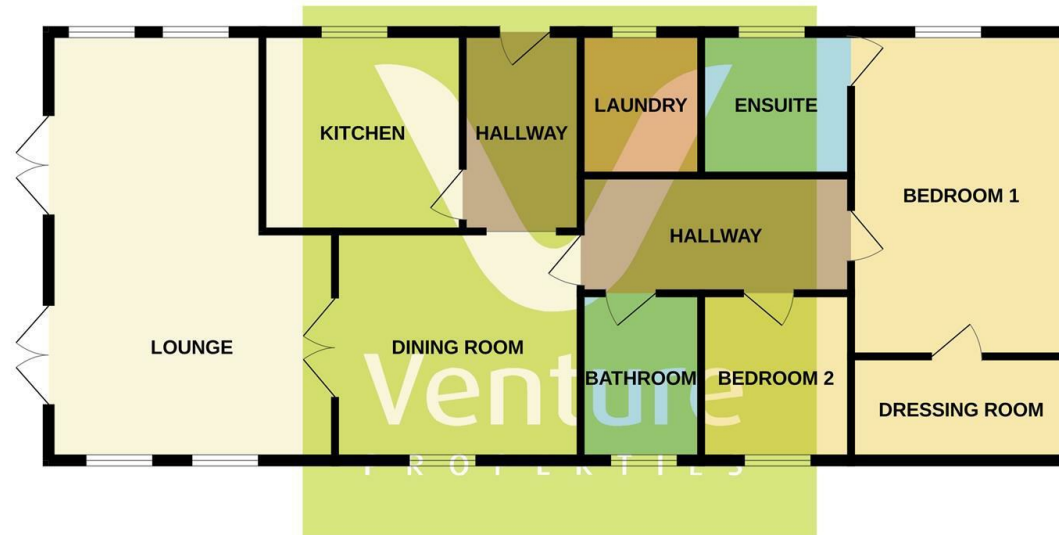
The site fees for 2024 are £2191.80 payable in monthly instalments of £182.65 Starts January ends December.

Pitch services included within pitch fee are as follows - Water, Grounds Maintenance, Sewerage, Domestic waste removal, Electricity - usage to be chargeable, gas (where applicable) and wi-fi is included in the ground rent.

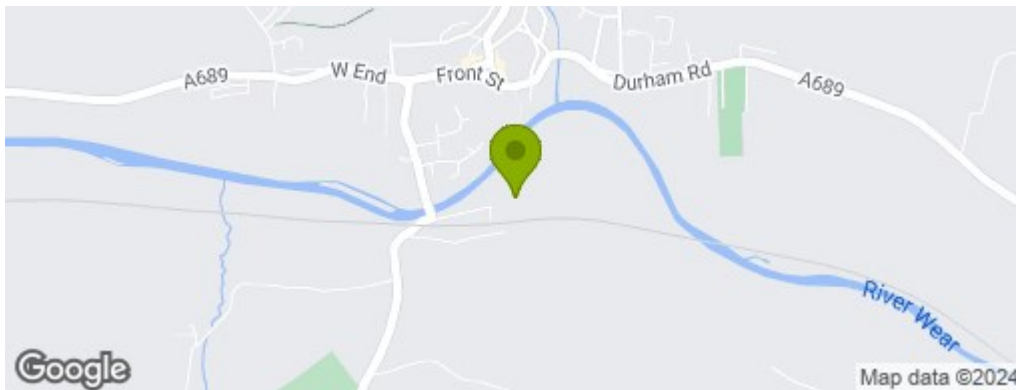
### Agents Note

There is a Pitch License in place originally granted in January 2018 for a ends January 2068, 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.

## 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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## Property Information

Durham County Council - Council Tax Band A

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