



## 4 Lake View, Pendle View Holiday Park

£130,000 Leasehold

**\*BEAUTIFUL DETACHED HOLIDAY HOME ON ONE OF THE RIBBLE VALLEYS MOST DESIRABLE PARK\*** Located on the Pendle View Holiday Park, this well-positioned park home enjoys elevated views of the lake and towards Pendle Hill.

Council Tax band: TBD

Tenure: Leasehold



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Internally, the property enjoys an excellent standard of decor throughout with a classic park home layout. The heart of the home is the open plan lounge/kitchen/diner positioned at the front of the property where French doors open on to the decking where you can enjoy the south facing aspect and bask in the summer sun while taking in the Ribble Valley Countryside. This room provides space for a four seater dining table and seating in the form of two sofas, one of which opens out into a sofa bed. Both bedrooms are well proportioned doubles, with the master boasting it's own WC and sink. The rest of the property is serviced by a three piece shower suite with mains fed shower.

The property is open for twelve months of the year, making it perfect for year-round escapes, whether for peaceful retreats, pet-friendly getaways, or memorable family holidays. Residents have open access to the well-stocked fishing lakes (a true haven for anglers and nature lovers alike) and can take full advantage of the serene environment. Practical benefits include

dedicated parking cars, ensuring convenience for both owners and guests. The property is situated within a well-maintained park that offers a secure, welcoming atmosphere, with a strong sense of community and excellent on-site management.

The current owners have managed a successful Airbnb of the property where you'll find keen walkers, wedding guests and countryside enthusiasts taking advantage of this incredible position just a few minutes from Clitheroe and Whalley.

- Side Driveway with Parking
- Impressive Views Looking Over Pendle Hill
- Elevated Position Overlooking the Lake
- Open To Fishing Lakes, Pet & Family Friendly
- Open for Twelve Months Of The Year
- Two Double Bedrooms, One with En-suite WC
- Luxurious Spacious Contemporary Interior
- Countryside Walks on Your Doorstep
- Built in 2021
- No Onward Chain



**Hallway**

Vinyl flooring, panel radiator, upvc double glazed frosted window

**Lounge Kitchen Diner**

Kitchen Dining Area: Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral oven, gas hob, integral fridge freezer, integral dishwasher, space for dining table, panel radiator, vinyl flooring, upvc double glazed window Lounge Area: Carpet flooring, fitted electric fire, panel radiator, Upvc double glazed windows and French doors to decking

**Bedroom 1**

Carpet flooring, fitted bedroom furniture, panel radiator, upvc double glazed window

**WC En-Suite**

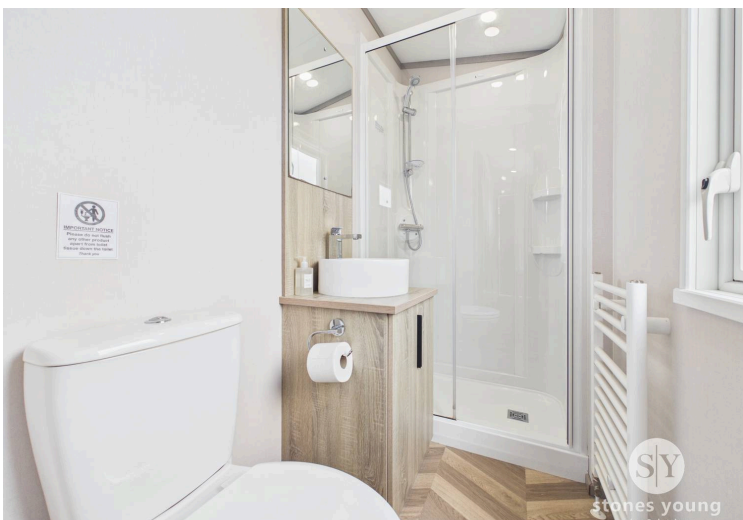
Two piece with sink and wc, heated towel rail, vinyl flooring, upvc double glazed frosted window

**Bedroom 2**

Carpet flooring, fitted storage unit, panel radiator, upvc double glazed window

**Shower Room**

Three piece suite with shower enclosure, wc and vanity unit housing sink, heated towel rail, vinyl flooring, upvc double glazed frosted window





Approximate total area<sup>(1)</sup>  
450 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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