



FOR SALE

Offers in the region of £79,995

Chantry Lodge Trotting Mare Caravan Park, Knolton, Overton, LL13 0LE

A well proportioned and fully furnished two-bedroom lodge boasting allocated parking and external decking, peacefully situated in a serene position overlooking open countryside within a well-regarded, adults only park on the England/Wales border.



Overton-On-Dee (2 miles), Ellesmere (3 miles), Wrexham (9 miles), Chester (24 miles)

All distances approximate.



- 41 x 13 Lodge
- Impeccably Presented
- Adults Only Park
- Convenient for Local Centres
- Scenic Position
- 25 Year Lease

DESCRIPTION

Halls are delighted to offer Chantry Lodge within The Trotting Mare Caravan Park for sale by private treaty.

Chantry Lodge is a well proportioned and impeccably presented two-bedroom lodge boasting thoughtfully designed and fully furnished living accommodation ideally suited to those seeking a peaceful rural getaway.

The lodge occupies a particularly pleasant spot within the park, nestled between two peaceful ponds and enjoying an outlook over open countryside.

TROTTING MARE CARAVAN PARK

The Trotting Mare Caravan Park is an adults only park, open all year round and has a fully-modernised toilet and shower block with underfloor heating and hot and cold water. The park contains hard standing pitches, each pitch being numbered with mains water, water waste, and electricity.

Fishing is available on-site. The fish we have are common carp, carp F1s, ide, perch and roach. All fish are to be returned.

Dogs welcome, but must be kept on a lead at all times.

SITUATION

The park straddles the England/Wales border and lies broadly equidistant between the historic village of Overton-On-Dee and the Shropshire lakeland town of Ellesmere which, between them, provide a respectable array of day to day amenities, including Public Houses, Restaurants, and independent Shops. Ellesmere is famed for its glacial Mere, around which sits an award winning country park, with Overton boasting Yew Trees which sit within the "10 Wonders of Wales". The site is conveniently situated for access to the wider area and, in particular, the surrounding county centres of Wrexham, Chester, and Shrewsbury, as well as the dramatic landscape of north Wales.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



DIRECTIONS

Leave Ellesmere to the north via Grange Road, continuing for around 2.8 miles until, shortly after crossing the border into Wales, the park will be situated on the left.

W3W

Park Entrance: ///whirlpool.tells.bars

Lodge: ///barrel.roadblock.pulse

THE LODGE

Boasting around 532 sq ft of well presented internal accommodation, the Lodge offers everything one could need for short or longer term getaways, with an open-plan Kitchen/Living/Dining area positioned before patio doors which overlook a tree-lined pond.

The property is offered fully-furnished and further boasts two well proportioned Bedrooms, with the Master benefitting from an En-Suite Shower Room, whilst the second Bedroom is served by a dedicated Shower Room.

OUTSIDE

The Lodge is complemented by dedicated parking situated immediately alongside, as well as steps which lead up to an elevated composite decking area overlooking open fields.

THE ACCOMMODATION COMPRISES

The accommodation extends to around 532 sq ft and comprises:

- Entrance Hall
- Living/Dining/Kitchen
- Bedroom One
- En-Suite
- Bedroom Two
- Shower Room

SERVICES

We are advised that the lodge benefits from mains water, electric, and drainage, alongside LPG cylinders.

TENURE AND POSSESSION

The property will be offered on a 25 year lease with vacant possession granted upon completion.

OCCUPANCY

The Lodge can be occupied for 21 out of 28 days.

LEASE

The Lodge will be offered on a 25 year licence upon completion.

GROUND RENT AND SERVICE CHARGE

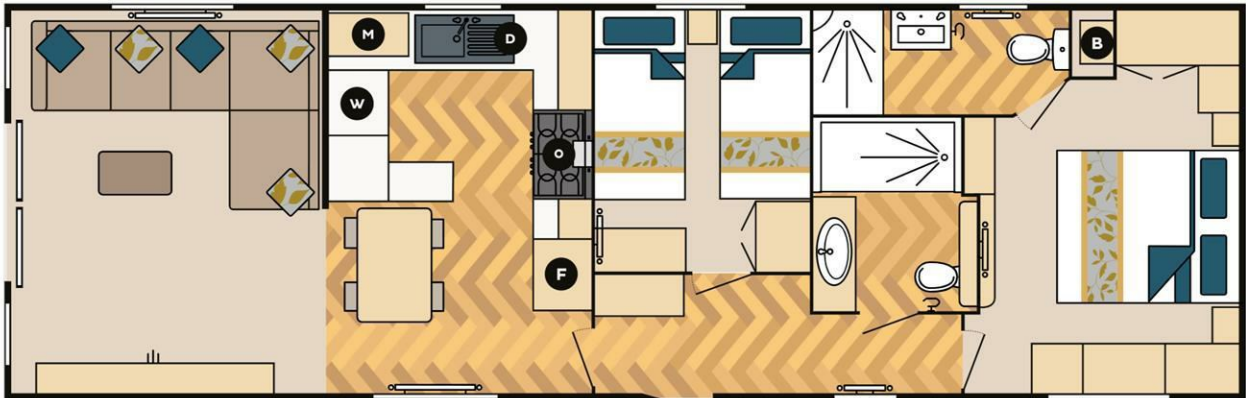
We are advised that the current service charge is £4,100 per annum. No Ground rent is payable.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

VIEWINGS

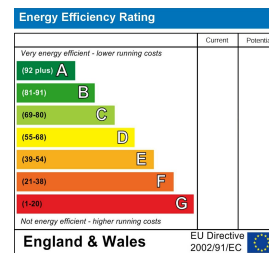
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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