



FOR SALE

Offers in the region of £170,000

Sandringham Lodge, Gadlas Holiday Park, Dudleston Heath, Ellesmere, SY12 9FB

A substantial two-bedroom detached lodge boasting around 900 sq ft of well presented and thoughtfully arranged accommodation, alongside private gardens featuring a hot-tub, peacefully situated in a prime position within a well-regarded holiday park in Dudleston Heath, near Ellesmere.



Ellesmere (2 miles), Wrexham (10 miles), Shrewsbury (19 miles), Chester (25 miles).

All distances approximate



- **Holiday Lodge**
- **Circa 900 sq ft**
- **Private Rear Garden w/Hot-Tub**
- **Two Bedroom / Two En-Suite**
- **Intimate 3 acre Site**
- **Rural yet Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer Sandgringham Lodge in Gadlas Holiday Park for sale by private treaty.

Sandringham is an attractive two-bedroom Scandinavian-inspired detached lodge occupying a prime position within this well regarded leisure development. The lodge provides around 900 sq ft of carefully designed living accommodation arranged across a single storey, with a large open plan reception space complemented by two bedrooms, both of which benefit from en-suites, and with the master further benefitting from an adjoining dressing room.

Sandringham Lodge will be of interest to those seeking an idyllic rural retreat safe from the madding crowd but may also offer potential as a revenue stream for short term holiday rental.

SITUATION

Gadlas Holiday Park is idyllically positioned on the perimeter of the semi-rural village of Dudleston Heath, which nestles amongst the noted north Shropshire landscape and benefits from a Village Hall and Post Office, whilst retaining a convenient proximity to the nearby picturesque market town of Ellesmere, which provides a respectable range of day-to-day amenities, including Supermarket, Medical Facilities, Public Houses, Restaurants, and an array of independent Shops; with the county centres of Shrewsbury, Wrexham, and Chester all lying within a comfortable proximity.

Dudleston Heath lies at the heart of Shropshire's Lake District, a haven for tourists comprising a selection of glacial meres which attracts holiday-makers and enthusiasts from around the globe looking to sample the rich selection of waters, woods, and undulating hills which form the backdrop of this unique landscape.

DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins and, after around 2 miles on the fringes of the village of Dudleston Heath, turn right onto Eastwick Lane. Continue for a further 0.2 miles and the entrance to Gadlas Holiday Park will be situated on the left.

W3W

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SANDRINGHAM LODGE

The Lodge is principally accessed from the east into an Entrance Hall where a door opens immediately to the left into a welcoming open-plan Living/Dining Area, with ample space for seating and two fully glazed doors which open onto the private decking area overlooking the well-stocked pond which sits centrally within the park. The room also features a modern fitted kitchen comprising a selection of attractive base and wall units with work surfaces over, alongside space for a dining or breakfast table.

The rear of the lodge features two well proportioned bedrooms, the principal of which benefits from an adjoining Dressing Room which segues through to an En-Suite Bathroom featuring a panelled bath, low-flush WC, and vanity hand basin. Bedroom Two benefits from an En-Suite Wet Room.



1 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



THE ACCOMMODATION

Living/Dining Area: 7.06m x 5.61m

Bedroom One: 3.96m x 2.80m

Dressing Room:

En-Suite:

Bedroom Two: 3.92m x 2.81m

Shower Room

Total internal accommodation - Approx. 713 sq ft

OUTSIDE

The Lodge enjoys a private seating area to the front, this boasting a desirable southerly aspect whilst overlooking the park's central pond and representing an ideal spot for outdoor dining and entertaining.

Notably, the Lodge also benefits from a private rear garden, this designed with ease of maintenance in mind and at present comprising a selection of gravelled beds intersected by a timber walkway which connects a decked seating area with the hot-tub, the latter positioned beneath a covered pergola.

THE PARK

Gadlas Holiday Park is an intimate 3 acre leisure site situated on the perimeter of the peaceful, semi-rural village of Dudleston Heath and organically arranged around a central and well-stocked fishing pond. The site attracts return visitors from across the UK who come to enjoy the breath-taking natural beauty the region has to offer whilst benefitting from the convenience it provides for the wider area, in particular the rugged landscape of north Wales and the undulating grandeur of the south Shropshire Hills, as well as the many varied collection of idyllic market towns dotted throughout the county.

SERVICES

The lodge benefits from mains water and electric. Drainage is to a shared system.

TENURE

The Lodge is said to be of Freehold Tenure and vacant possession will be granted upon completion.

The Lodge cannot be used as a residential property.

SERVICE CHARGE

The Lodge will be subject to a monthly services charge of circa £324, this to be reviewed annually in line with the lease agreement.

LOCAL AUTHORITY

Shropshire Council, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

VIEWINGS

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

Anti-Money Laundering

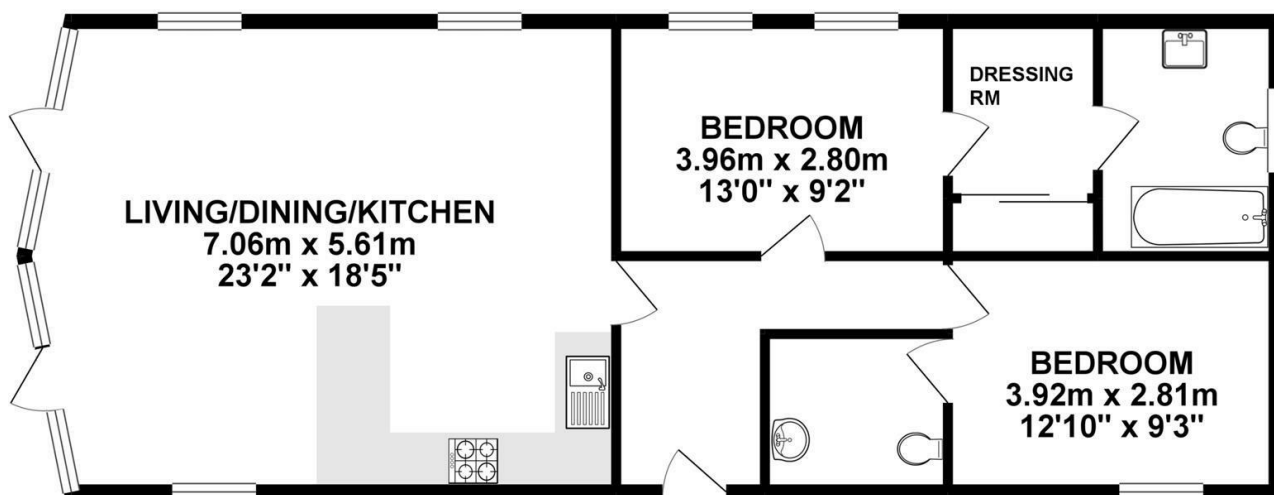
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

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GROUND FLOOR 82.19 sq. m.
(884.69 sq. ft.)



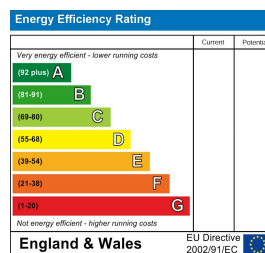
TOTAL FLOOR AREA : 82.19 sq. m. (884.69 sq. ft.) approx.

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 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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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



01691 622602

Ellesmere Sales

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