

# Oakmere

## Location

The park centres around a stunning 120-acre lake and offers endless ways to enjoy the water; Sailing, Paddleboarding, Kayaking or wild swimming to name a few. After a day outdoors, you can retreat to your own hot tub for relaxation.

Surrounded by Cheshire's largest Woodland and within minutes of Delamere Forest Park, the Lodge caters for adventures; on the lake, Forest walks, city shopping or fine dining. This exclusive setting caters for all the family and is open 12months of the year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



PRIVATE FRONTAGE WITH SCENIC & LAKE VIEWS | 12 MONTH SEASON | THREE BEDS TO SLEEP EIGHT | BEAUTIFULLY PRESENTED THROUGHOUT | LOUNGE / DINING / KITCHEN WITH LAKE VIEWS | PRIVATE COMPOSITE DECKING WITH SUNKEN HOT TUB | PARKING FOR TWO PLUS GUESTS | IDEAL FAMILY RETREAT This immaculate lodge features three bedrooms with integrated storage and en-suite shower to the main, family bath & shower room, through Lounge / Dining Kitchen with integrated appliances and optional extras from new. Ideal family or couples retreat with water activities for all the family closeby.



# Oakmere Chester Road



## Accommodation

Stunning three bedroom lakeside lodge capable of sleeping eight, composite patio with integral hot tub and pontoon overlooking the 120 Acre Lake. Dual parking spaces, manicured grounds, additional extras throughout. Modern, stylish accommodation caters for guests and family alike. This immaculate lodge features beautifully presented accommodation ideally situated for relaxing retreats in the Cheshire countryside.

## Entrance Hallway

Composite front door leads to a welcoming entrance hallway with cloaks & shoe cupboard.

## Lounge

A light, airy and stylish lounge incorporating uninterrupted views of the Lake and pontoon. Patio door's provide access to the composite deck and Hot tub, creating an ideal entertaining space. Feature fireplace, PVC windows to side elevations, vaulted ceiling and modern décor throughout.

## Bathroom

Stylish suite with additional fittings, comprising high gloss 'floating' sink with storage below, wall mounted mirror, bath with glass shower screen and Chrome 'rainfall' shower head, low level W/C, frosted Porthole style window, stylish wooden flooring and Chrome ladder style radiator.

## Dining Kitchen

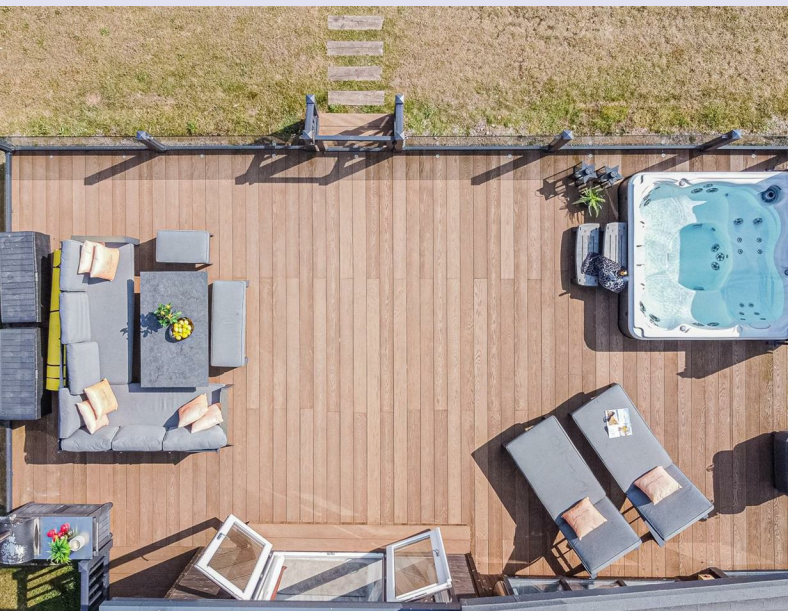
Stylish dining Kitchen with a range of matching eye and base level units, comprising wine cooler, integrated fridge / freezer, five ring gas hob, integrated oven with microwave above, stylish black sink with drainer and Chrome mixer tap, modern hanging lights.

## Bedroom One

Vaulted ceiling with PVC Windows to the side elevation, integrated wardrobe's, stylish en-suite walk in shower room and further storage.

## Bedroom Two

With two single beds, PVC window to the side elevation and integrated storage.



## Bedroom Three

Split bunk beds, Porthole style windows and integrated storage.

## Outside

Externally, the Lodge provides two parking spaces with a resin walkway leading to the composite and glass screened decking area. The decking area enjoys views over the lake and pontoon, with 'Hot tub' and patio doors from the Lodge. A composite gate provides access to the lower garden area with pontoon leading to a docking area. Communal and visitor parking also available on site.

## Delamere Lake Holiday Park

Aqua Park – giant floating playground  
Open water swimming  
SUP session (Stand Up Paddleboard)  
Cable Wakeboarding  
Tubing  
Sail/paddle sports launch area  
Sailing boat storage available  
Small beach area  
Picnic area  
Tranquil lake  
Wifi access  
Dog friendly  
Watersports available next door

## Site Information & Services

The Lodge remains under lease to the 29th January 2042. Owners will have the option to renew the lease at the end of this term.

Site fees: £6,150+vat per annum as of 2025/26  
Rates approximately £600+vat per annum as of 2024/25 . Gas and electric are provided on site and managed by Haulfryn Group.  
Haulfryn Group will retain 15% of the sale price in commission paid upon completion by the existing owner.

The Lake is open all year round; Sailing and rowing boats are permitted along with low power electric boats.