

HOUSECLUB
ESTATE AGENCY

58, Meadow View Leisure Park Long Dales Lane, Nether Kellet, LA6 1HB

£130,000









Inside The Home

Occupying a sought-after position on a peaceful rural leisure park, this unique, handcrafted solid timber lodge offers character, warmth and quality rarely found. Having been lovingly owned by the current vendors for the past 13 years, they proudly state that this is the only solid wooden lodge of its kind on the park. Fully insulated throughout, it also benefits from lower utility costs than many of the neighbouring lodges.

Entry is through a brand new composite front door into the bright and welcoming open-plan living space. The lounge, dining area and kitchen seamlessly flow together, creating a spacious and sociable environment, enhanced by attractive pine wood flooring and a recently installed feature fire. Double patio doors fill the room with natural light and open directly onto the south-facing wraparound decking, providing the perfect space for relaxing or entertaining whilst enjoying the surrounding countryside. The kitchen is well-appointed with a range of fitted units and benefits from an integrated fridge, oven and hob. Leading through the inner hallway, there is a useful built-in storage cupboard providing ample space for household essentials. The family bathroom is fitted with a modern three-piece suite. The accommodation continues with three bedrooms, comprising two generous double bedrooms and a single bedroom. The master bedroom benefits from fitted wardrobes and a private en-suite shower room, while the additional bedrooms offer versatile space for guests, family or a home office.

Further benefits include double glazed windows, full insulation throughout, south-facing wraparound decking and the charm and durability of a beautifully handcrafted solid timber construction, making this truly a one-of-a-kind opportunity within this highly desirable leisure park.

Let's Take A Closer Look At The Area

Situated on a quiet park located in the beautiful Lancashire countryside, this stunning home is surrounded by nature. Sit back and relax from the tranquil haven and comfort of your own balcony. Perfectly placed for accessing the Lake District National Park, the Yorkshire Dales and the surrounding fells, with the busy market town of Carnforth the next stop along.

With excellent transport links including a local bus service located at the end of the main road, the M6 motorway and Carnforth Train Station a short drive away, as well as a plethora of local shops, supermarkets and eateries.

Let's Step Outside

To the front side of the property, a stone chipped parking area can be found, with private parking for approx. two cars. This leads to a large wooden decking area, providing the perfect backdrop for alfresco dining or simply sitting out on a warm summers day. With a large laid to lawn garden area to the rear and enviable open countryside views, it's easy to see why so many fall in love Meadow View.

Services

The property is fitted with a modern central heating boiler and has mains electric, LPG gas, mains water and drainage via a shared treatment plant. Maintenance of the tank is the responsibility of the Park Owner.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Tenure

The property is Leasehold - Held on a balance of 50 years from the point of purchase, with sites fees of £3729.60, payable each year in December and a Local rates and site maintenance fee of approximately £480 to pay each year in June. This fee also includes B4RN internet which is already installed to the property and water rates. Please note: each lodge owner must comply with site rules. A copy of this can be provided by our office. Please contact us for further information.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase










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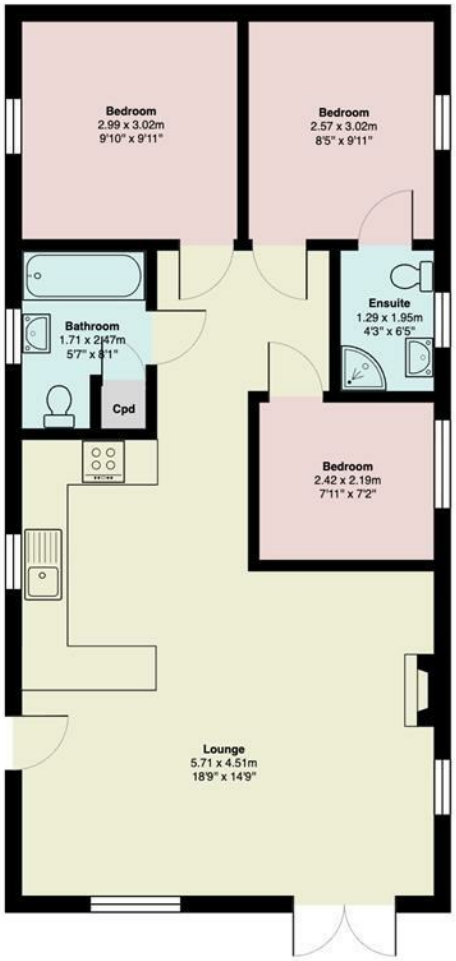

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