Olive

ESTATE AGENTS









7, Woodlands Caravan Park Easton Hill, Wells, BA5 1DU
£250,000

* BEAUTIFULLY PRESENTED 2 BEDROOM LODGE WITH OWN PRIVATE LARGE GARDEN *** STUNNING VIEWS OF THE MENDIPS AND COUNTRY SIDE *** SEPERATE LIVING ROOM *** LARGE KITCHEN WITH AN OPENING INTO A DINING ROOM *** LARGE PRIVATE GARDEN *** ON SITE PARKING *** 2 PARKING SPACES *** CLOSE PROXIMITY TO WELLS AND BUS ROUTES TO WELLS/CHEDDAR/BATH/BRISTOL *** ADULTS ONLY *** OVER 45'S *** HOLIDAY USE ONLY *** SITE FEES ARE £3383.95 PER YEAR (which includes water and sewerage) *** LPG BOTTLED GAS (delivered to site and paid for by owner) *** PART OF THE HOLIDAY HOMES AND PARKS ASSOCIATION *** VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENT *** SECURE SITE WITH AN ELECTRIC GATE ENTRANCE AND ENTRANCE CCTV *** OPEN ALL YEAR *** UNIQUE OPPORUNITY DUE TO THE GARDEN SPACE AND STYLE OF THIS LODGE *** ADDED DECKING SPACE *** VIEWS FROM EVERY ANGLE ***

Property Description

Stunning Two-Bedroom Lodge with Large Private Garden and Countryside Views

An exceptional opportunity to acquire this beautifully presented two-bedroom lodge, occupying a particularly desirable position with stunning, far-reaching views across the Mendips and surrounding countryside.

Offering spacious and well-presented accommodation throughout, this unique lodge benefits from a separate living room, a generous kitchen with an opening through to the dining room, and two comfortable bedrooms. Outside, the property truly stands out, boasting a substantial private garden, providing plenty of space to relax, entertain and enjoy the beautiful surroundings. There is also additional decking, creating the perfect spot to sit back and take in the impressive views.

Further benefits include two allocated parking spaces, a secure gated site with electric entrance gates and CCTV, and an enviable location within close proximity to Wells. There are also bus routes providing connections to Wells, Cheddar, Bath and Bristol.

The site is open all year round and forms part of the Holiday Homes and Parks Association. Please note that the lodge is for holiday use only, is restricted to adults aged 45 and over, and cannot be used as a permanent residential home.

Additional Information:

Annual site fees: £3,383.95, including water and sewerage.

LPG bottled gas, delivered to the site and paid for by the owner.

Two parking spaces.

Large private garden and additional decking.

Secure electric gated entrance with CCTV.

Site open all year round.

Adults only (45+).

Holiday use only.

With its generous outdoor space, attractive accommodation and breathtaking countryside views, this lodge offers a fantastic opportunity to enjoy a peaceful lifestyle in a beautiful setting. Properties offering such a substantial private garden and outlook are rarely available, making this a truly unique opportunity.

Viewings are strictly by appointment only through the selling agent.



Breakfast Room



Kitchen







Living Room



Dining Room





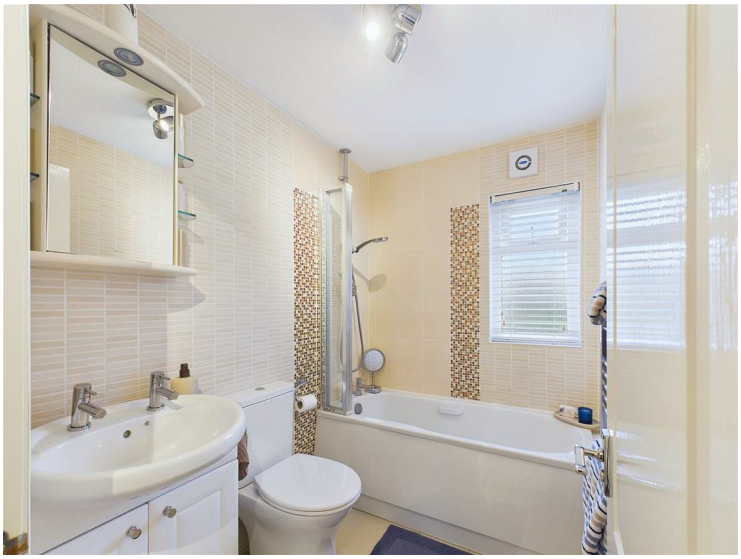




Bathroom



Bedroom Two



Bedroom One







Large Garden





Front



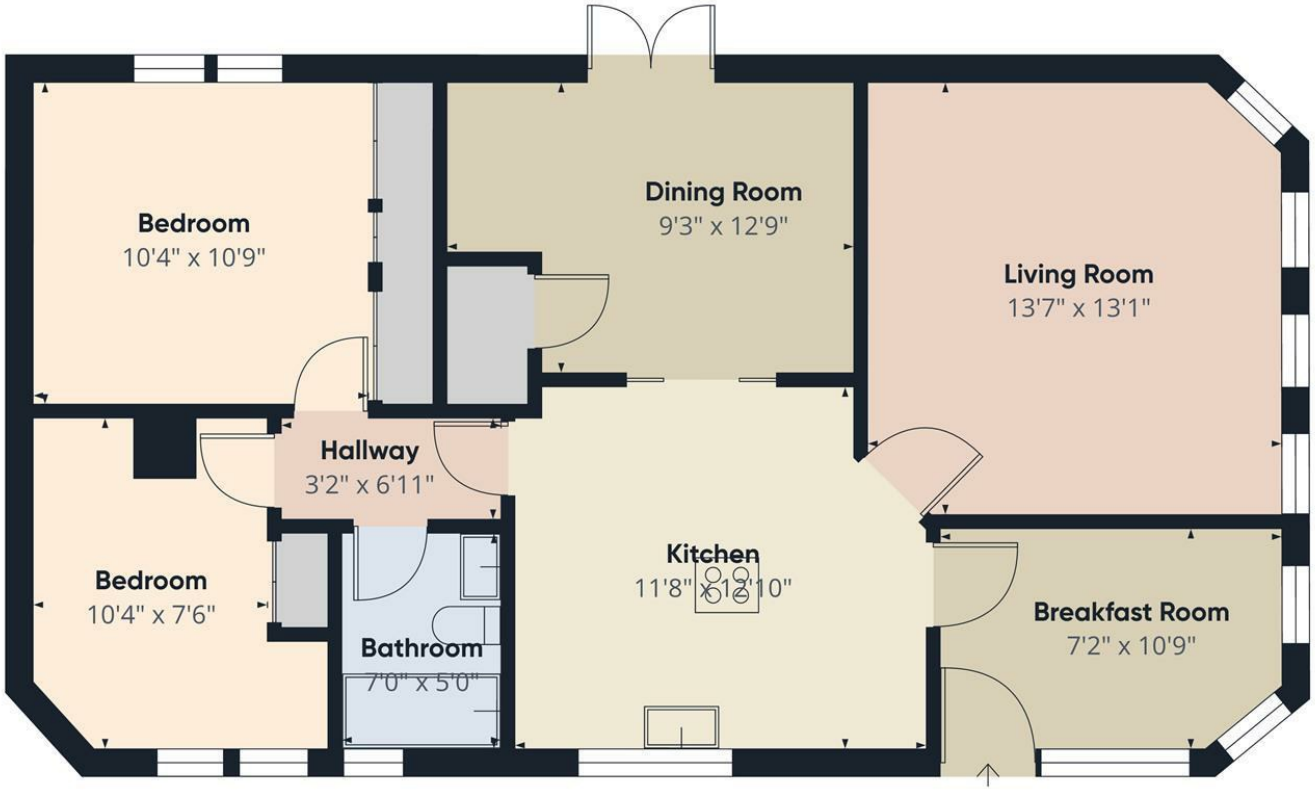












Approximate total area(1)

792 ft²

(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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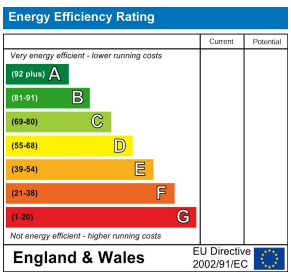

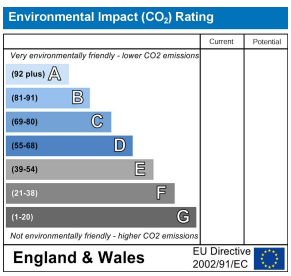

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