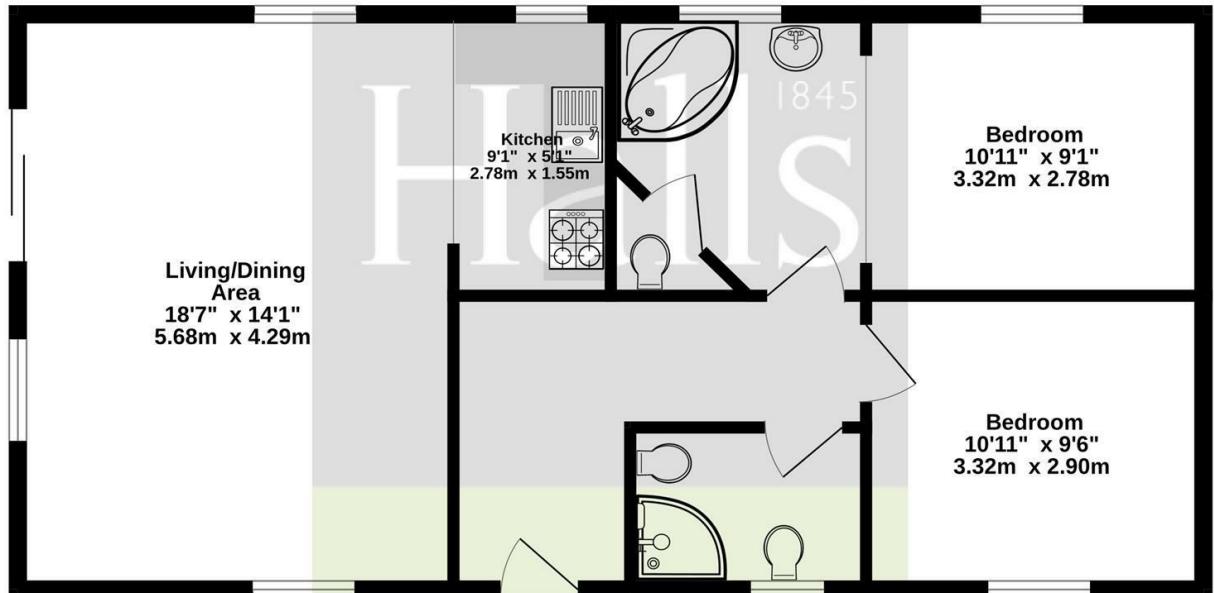


FOR SALE

Gadlas Park Eastwick Lane, Dudley Heath, Ellesmere, SY12 9FB

Halls¹⁸⁴⁵

Ground Floor
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) 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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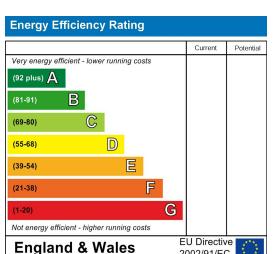


Price Guide £170,000

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 Rating



Gadlas Park Eastwick Lane, Dudley Heath, Ellesmere, SY12 9FB

An attractive two-bedroom lodge enjoying private gardens and well presented internal accommodation, situated in a prime position within an intimate and well-regarded leisure development on the perimeter of Dudley Heath, near Ellesmere.

Halls¹⁸⁴⁵

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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

All distances approximate



- **Holiday Lodge**
- **Over 700 sq ft**
- **Private Rear Garden w/Hot-Tub**
- **Two Bedroom**
- **Intimate 3 acre Site**
- **Rural yet Convenient Location**

DESCRIPTION

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

The Buckingham is an attractive two-bedroom Scandinavian-inspired detached lodge occupying a prime position within this well regarded leisure development. The Lodge has been thoughtfully designed to fully maximise the over 700 sq ft of living accommodation it enjoys, which comprises a Living/Dining Area, Kitchen, Two Bedrooms (the Principal benefitting from an En-Suite), and Shower Room, and offers a tranquil setting overlooking the centrally situated and well-stocked pond.

The Buckingham 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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THE BUCKINGHAM

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 French doors which open onto the private front courtyard and overlook the well-stocked pond which sits centrally within the park. A recessed Kitchen is accessed from the Living Area which boasts a modern selection of fitted cabinets complemented by integrated appliances and metro-tiled splashbacks.

The rear of the Lodge features two well-proportioned Bedrooms, with the principal benefitting from an adjoining En-Suite Bathroom, and a further Shower Room.

THE ACCOMMODATION

Living/Dining Area: 5.60m x 4.20m
Kitchen: 1.65m x 2.75m
Bedroom One: 2.75m x 3.35m
En-Suite:
Bedroom Two: 3.00m x 3.35m
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 will be offered on a 50 year lease 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.