

SAMUEL WOOD

Beech Lodge, Clun Valley Lodges, Clunton, Nr Craven Arms, Shropshire, SY7 0HU

Offers In The Region Of £85,000



Beech Lodge, Clun Valley Lodges

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- 12 month holiday lodge available in the Clun Valley
- 2 double bedroomed detached with Jack and Jill bathroom and ensuite
- Large open plan living, dining and kitchen area
- Double patio doors out onto large decking area
- Private quiet park with two parking spaces
- Electric charging point for EV vehicles
- A great base for exploring
- NO ONWARD CHAIN



Located in the charming village of Clunton, near Craven Arms, this delightful park home offers a serene retreat for those seeking a peaceful lifestyle. The lodge has been completely refurbished just two years ago, showcasing a high standard of finish throughout.

As you approach the property, you will be greeted by composite decking that wraps around the exterior, providing an ideal space to bask in the sunshine or enjoy al fresco dining. Upon entering, a welcoming hallway leads you to all the rooms, offering convenient storage for coats and shoes.



The open plan living, kitchen, and dining area is bathed in natural light, thanks to double patio doors that open onto the decking. The kitchen is well-equipped with built-in appliances and ample worktop space, making it perfect for culinary enthusiasts. The dining space is thoughtfully positioned to take advantage of the lovely views, while the lounge area invites relaxation after a day of exploration, perfect for unwinding with a film in the evening.

This lodge features two spacious double bedrooms, both equipped with built-in wardrobes for excellent storage and the second bedrooms has a convenient ensuite W.C. and wash hand basin. The well-presented Jack and Jill bathroom, accessible from both the main bedroom and the hallway, includes a shower cubicle, adding to the convenience of this home.

Clunton is ideally situated between the market town of Craven Arms and the picturesque village of Clun, offering a wealth of local amenities and scenic spots to explore, including Clunton Coppice and the historic Bury Ditches iron fort.

This park home is available for holiday use all year round, making it a perfect getaway. Do not miss the opportunity to view this exceptional property; contact me today to arrange your early viewing appointment.















Directions

Please use the what3words app to locate the property using reference ///widen.spider.operated which will take you to the driveway at the property.

Services: We understand that the property has gas fired central heating, mains electric, mains water and private drainage to the park. An electric charging point is also located at the property.

Broadband Speed: Basic 1 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very Low.

Tenure: Leasehold, lease expires 2113, Annual rent at park home around £4500 PA.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

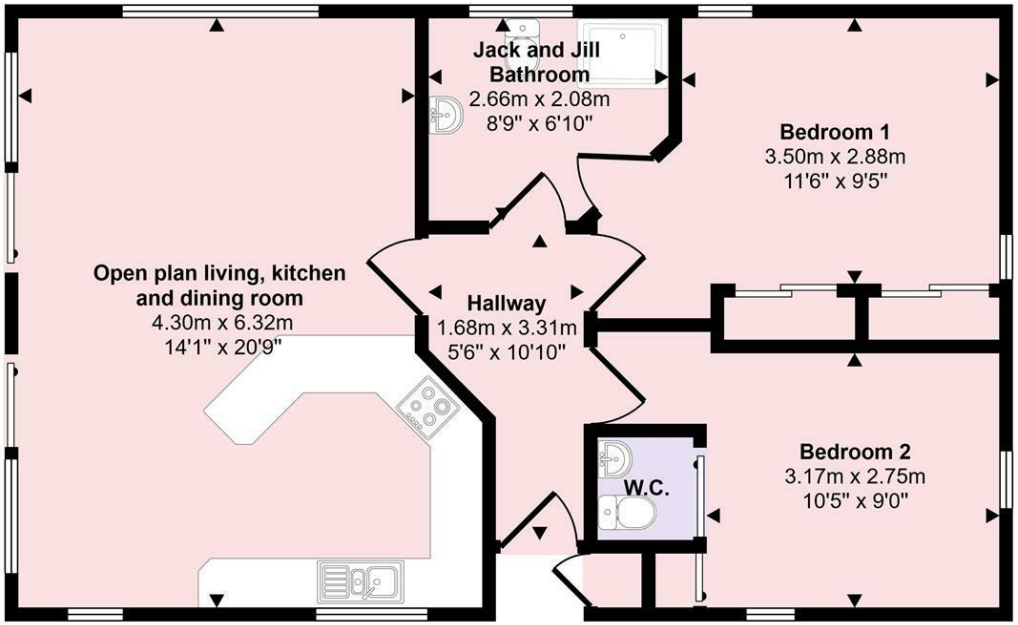
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





Approx Gross Internal Area
67 sq m / 724 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.