



Carnaby Helmsley Lodge Malvern View, Worcester, WR6 5UB

Price £45,000

We are delighted to present this two bedroom park home, nestled in the heart of the picturesque Worcestershire countryside. This stunning property boasts breathtaking views, open plan living, and excellent access to the surrounding countryside, making it the perfect retreat for nature lovers and those seeking a peaceful lifestyle.

The park home is situated in a short drive away from the local market tow of Bromyard and only a twenty five minute drive to the exciting city of Worcester.

Spacious Living Area

Expansive Glazed Front: French doors and floor-to-ceiling windows fill the space with natural light, creating an airy, open feel.

Elegant Furnishings: Includes a high-quality 3 seater sofa bed, two stylish armchairs, a coffee table, and a free-standing corner unit for TV and Wi-Fi.

Classic Fireplace: Features a flame-effect electric fire, adding both warmth and a great ambiance in the evening.

Bespoke Curtains: Custom-fitted curtains valued at over £2,500 add a touch of luxury to the lodge, while also keeping the lodge cool in the summer and retain warmth in the winter, ensuring comfort year-round.

Modern Kitchen Dining Space

Wrap-Around Kitchen Design: High-gloss, brown marble-effect worktops, oak cupboards with brushed steel handles, and soft-close features.

Premium Appliances: Full-size fridge/freezer, four-burner gas cooker with oven and grill, microwave, dishwasher, and a new full-size washing machine.

Dining Area: Large dining table with four upholstered chairs, ideal for family meals and entertaining.

Master Bedroom Retreat

King-Sized Bed with Lift-Up Storage: Generous storage beneath the bed plus a triple wardrobe and twin bedside tables.

Desk Unit with Storage: Desk with large cupboards and drawers, complete with an aerial point for a TV, providing convenience and functionality for work or leisure.

Private En-Suite: Features a washbasin and toilet, offering added comfort and privacy.

Second Bedroom

Thoughtful Layout: Two single beds, a full-height wardrobe, and a central bedside table for ample storage.

Modern Décor: Decorated with tree-patterned walls and lime green accents, along with a radiator and uPVC double-glazed window for comfort in every season.

Luxurious Bathroom

Main Bathroom: Equipped with a spacious sliding-door shower, square hand basin, double-flush toilet, and extensive storage for added convenience.

Quality Fixtures: Includes a full-sized mirror with a glass shelf and an extractor fan for ventilation.

Additional Benefits

Superfast Internet: Ideal for streaming, remote work, and staying connected.

Gas Central Heating: Ensures comfort throughout all seasons.

Full Decking with Outdoor Lighting: Extends your living space outdoors, perfect for relaxation and enjoying the stunning views.

External Storage Unit: Large enough to securely store two adult bikes and additional equipment.

uPVC Double Glazing Throughout: Enjoy excellent insulation and energy efficiency with uPVC double-glazed windows installed throughout the lodge. This feature keeps the interior comfortable in all seasons by reducing heat loss in winter and blocking out excess heat in summer.

Year-Round Living

Situated within 100 acres of scenic farmland on the Worcestershire-Herefordshire border, Malvern View Country and Leisure Park offers:

The Old Barnhouse Restaurant and Bar - Enjoy delicious meals and drinks in a cosy, welcoming atmosphere.

Children's Play Park - A fantastic spot for family fun with safe and engaging play equipment.

Three Freshwater Fishing Lakes - Perfect for peaceful fishing days.

Deer Reserve - Home to 30+ red deer with viewing platforms and feeding bays for family enjoyment.

Extensive Walking and Biking Trails - Endless trails across Areas of Outstanding Natural Beauty.

Living Room/ Kitchen 12'7 x 21'10 (3.84m x 6.65m)

Half carpet and hard vinyl tile flooring, Electric fire place, 2 double panelled radiators, double glazed windows to side and front, french doors to private decking area, spot lights, in-built storage, wash hand basin, range of eye level units, range of ground level units, double oven, fridge/freezer

Hall

A hallway links the lounge to the two bedrooms with double panelled radiator and spot lights

Bedroom One 12'7 x 8'4 (3.84m x 2.54m)

Carpet, double glazed windows to side, wall lights, built-in storage,

Bedroom Two 7' 10x 5'11 (2.13m 3.05mx 1.80m)

Fitted carpet, double glazed window, spotlights, built in storage area, panelled radiator.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.).

Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

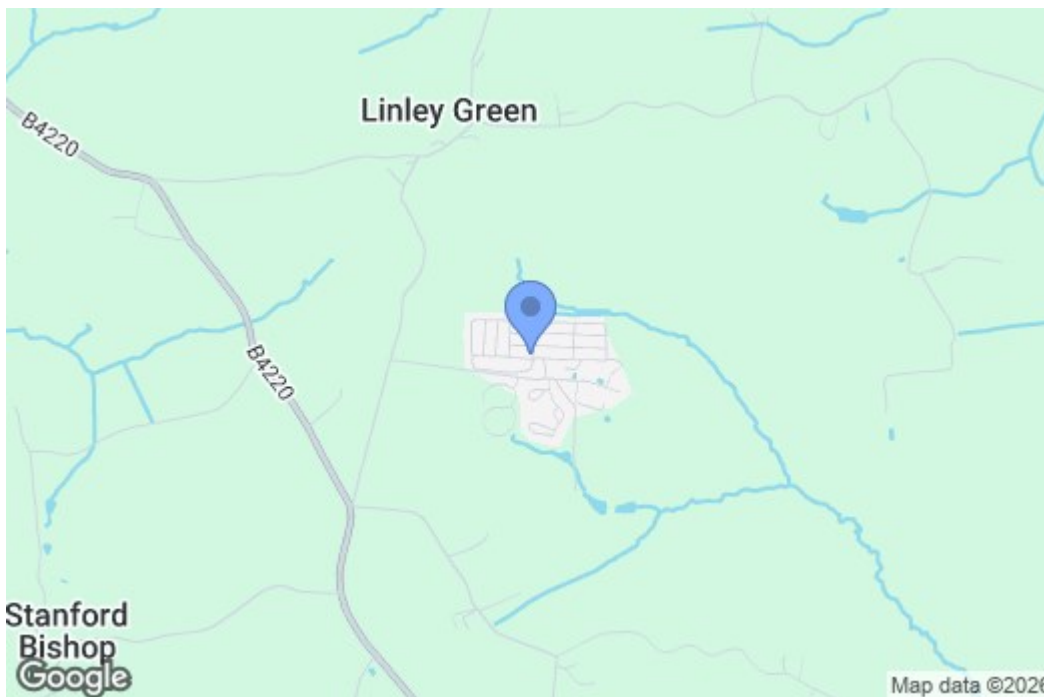
Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Graph

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

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.