



**Asking Price £109,995**

**TENURE : LEASEHOLD**

**Pre Loved - Clearwater, Beacon Fell View Holiday Park**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 0**

**Set in the picturesque Lancashire countryside with panoramic views of the Ribble Valley and Dilworth Upper Reservoir.**

**Includes a family bathroom and en suite.**

**Spacious kitchen with integrated appliances.**

**Available for year-round stays.**

**Both bedrooms feature walk-in wardrobes.**

**Harbour Properties**

150B Lytham Road, Warton, Preston, PR4 1XE

admin@harbourproperties.co.uk | 01772631770

Website: <http://www.harbourproperties.co.uk>



Located within 35 acres of landscaped grounds, Beacon Fell View is set in the Lancashire countryside with views across the Ribble Valley and Dilworth Upper Reservoir.

The Clearwater offers a practical and spacious layout designed for comfortable lodge living. The open-plan living area provides a flexible space for relaxing and entertaining, while the large windows throughout allow natural light into the home and make the most of the surrounding views.

The lodge provides a residential-style feel with generous living space, making it a popular choice for those looking for more room than a traditional holiday home.

Beacon Fell View provides a base for exploring local attractions and areas including Blackpool, the Pennines, the Yorkshire Dales and the Forest of Bowland.

Owners have access to the park throughout the year, with facilities including a heated indoor swimming pool. Ownership includes the pitch and associated fees. Please refer to the information sheet for further details.

**LIVING SPACE** 7.63m x 5.93m (300' 3" x 233' 5" )

The Clearwater's spacious living room is bright, open, and beautifully designed, creating a welcoming space to relax and unwind. With its light, airy feel and comfortable layout, it's easy to see why the Clearwater has become a firm favourite in our lodge range

**KITCHEN - WITHIN LIVING SPACE**

With its spacious kitchen, this lodge is a chef's dream. Thoughtfully designed with both style and practicality in mind, it features an integrated microwave, electric oven, gas hob with an overhead extractor fan, grey splashbacks, and a stainless steel sink with a mixer tap.

**MASTER BEDROOM** 2.78m x 2.93m (109' 7" x 115' 5" )

The Clearwater's master bedroom features a king-size bed with bedside cabinets. It also includes carpeted flooring, a wall mirror, and double-glazed windows.

**WALK-IN-WARDROBE** 1.79m x 1.38m (70' 8" x 54' 3" )

Leading from the master bedroom is a walk-in wardrobe featuring integrated drawers and hanging rails, providing ample storage for clothing and accessories.

**EN SUITE** 1.79m x 1.50m (70' 8" x 59' 2" )

Leading from the master bedroom, the en suite comprises a freestanding shower, a fitted vanity unit with wash hand basin and mixer tap, an mirror above, a storage cupboard below, WC, and radiator.

**BEDROOM 2** 2.70m x 2.91m (106' 5" x 114' 8" )

The second bedroom features two single beds, a bedside cabinet with shelving, a double-glazed window, and a radiator, creating a comfortable and practical guest bedroom.

**WALK-IN-WARDROBE** 1.07m x 2.08m (42' 1" x 81' 10" )

Leading from the second bedroom is a walk-in wardrobe featuring integrated drawers and clothing rails, providing excellent storage space.

**BATHROOM** 1.70m x 2.00m (66' 12" x NaN' NaN" )

The main bathroom features a bath with an overhead shower, a fitted sink unit with a mixer tap, an overhead mirror, a storage cupboard below, and a WC.

**EXTERIOR**

The Clearwater is an attractive lodge situated at Beacon Fell View, enjoying stunning views across the Ribble Valley. Built to a residential specification, it is a popular choice for those seeking a more spacious and luxurious lifestyle than our holiday home range has to offer.

**Harbour Properties**

150B Lytham Road, Warton, Preston, PR4 1XE

**admin@harbourproperties.co.uk | 01772631770**

Website: <http://www.harbourproperties.co.uk>



