



SAMUEL WOOD

8 Ashlea Pools, Hopton Heath, Craven Arms, SY7 0QD

Offers In The Region Of £59,995



## 8 Ashlea Pools

Hopton Heath, Craven Arms, SY7 0QD



- 2 cosy bedrooms
- Bright reception room
- Lovely elevated decking area
- Double glazing throughout
- Near water's edge
- 1 bathroom and 1 shower ensuite
- Charming park home
- Access to communal areas
- Peaceful rural setting
- Ideal for nature lovers

Located at Hopton Heath, Craven Arms, this charming park home offers a delightful retreat for those seeking a peaceful haven. Ashlea Pools is a beautiful park home site and number 8 is located in the prime location of the park overlooking the fishing pools. The site is set on just over 10 acres, and is perfectly maintained throughout. The property boasts a well-designed layout that includes one inviting reception room, two comfortable bedrooms, bathroom and ensuite shower room, making it an ideal choice for couples or small families. This park home comes fully furnished at no extra cost, adding to the appeal of this relaxing holiday home.

The reception room serves as a warm and welcoming space, perfect for relaxation or entertaining guests. The two bedrooms provide ample accommodation, ensuring privacy and comfort for all residents. The bathroom and ensuite are thoughtfully designed, offering convenience and functionality.

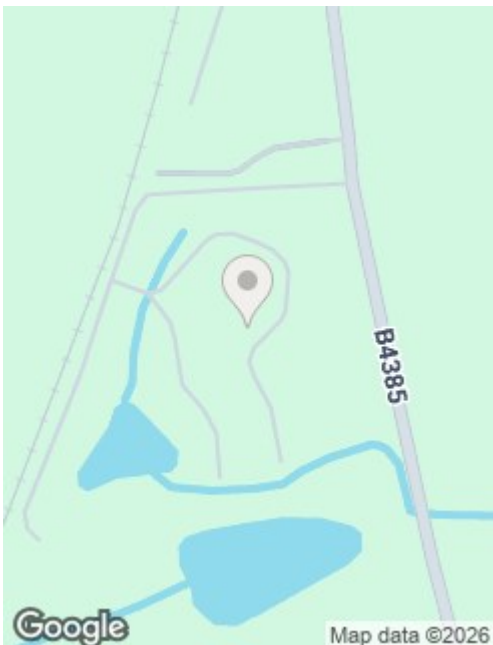
One of the standout features of this property is the rare 32-year lease, which provides a sense of security and stability that is often hard to find in park homes. This extended lease allows you to enjoy your home without the worry of frequent renewals in any near future.

Additionally, the property includes parking for one vehicle, ensuring that you have a designated space for your car. The surrounding area is known for its natural beauty, with picturesque landscapes and a sense of community that makes it an attractive place to enjoy.

In summary, this park home in Hopton Heath presents a unique opportunity to embrace a serene lifestyle in a well-appointed holiday residence. With its spacious layout, modern amenities, and the benefit of a long lease, it is a property that truly deserves your consideration.







## Directions

Please use the what3words app to locate the property using [///bubble.scoots.condition](http://bubble.scoots.condition) This will take you directly to outside the park home. Please note the Park Site is called Ashlea Pools.

Services: We understand that the property has Gas fired central heating (metered by the site) , mains electric, mains water and mains sewage via the site.

Broadband Speed: Basic 3 Mbps and Ultrafast 1800 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is leasehold with 32 years remaining. The current services charges are around £5000.00 PA.

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.

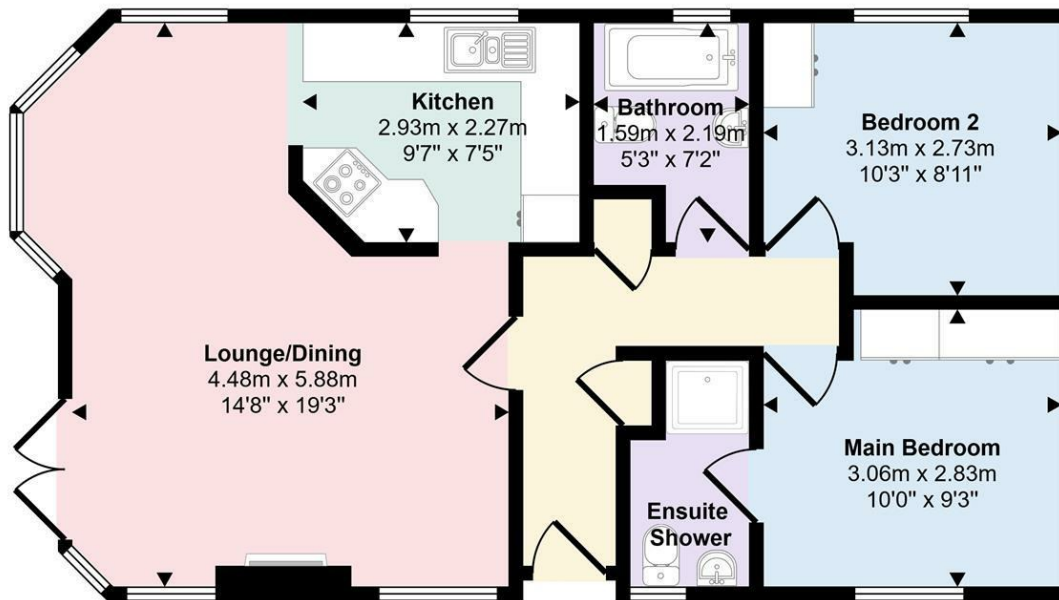
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, 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](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





Approx Gross Internal Area  
60 sq m / 646 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

Tel: 01588 672728 | cravenarms@samuelwood.co.uk