



**Connells**

Palstone Lodges Palstone Lane  
South Brent



### Property Description

Nestled amidst the picturesque countryside, this charming lodge provides the perfect escape from the fast-paced city life. Immerse yourself in the tranquillity and beauty of nature as you explore the surrounding lush greenery and enjoy the peaceful ambiance that this idyllic location offers.

Step inside the lodge and be greeted by a spacious and well-designed living space that exudes comfort and style. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a welcoming and sociable atmosphere for gatherings with family and friends.

The fully equipped kitchen boasts modern appliances and ample storage space, allowing you to unleash your culinary skills and prepare delicious meals with ease. The adjacent dining area provides a delightful space to enjoy meals while soaking in the scenic views of the countryside.

The two bedrooms have been thoughtfully designed to offer utmost relaxation and tranquillity. Each bedroom features comfortable furnishings, soft bedding, and ample storage options. The second bedroom is equally inviting, with easy access to a well-appointed shared bathroom.

Step outside onto the lodge's private terrace, where you can enjoy the breathtaking views of the surrounding countryside. The tranquil outdoor space offers the perfect spot to unwind, dine al fresco, or simply enjoy a morning coffee while listening to the sounds of nature.

### Kitchen

19' 4" x 10' 7" ( 5.89m x 3.23m )

### Lounge/Dining Room

22' 4" x 21' 4" ( 6.81m x 6.50m )

### Bedroom One

10' 6" x 10' 6" ( 3.20m x 3.20m )

### Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

### Agents Notes

There are a number of obligations on both sellers & buyers when completing the process for purchasing a park home & we recommend taking advice from a solicitor. more advice can be found on <https://www.gov.uk/government/collections/park-homes>







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](http://www.focalagent.com)

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EPC Rating:  
 Exempt

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: IVY306571 - 0025