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Sales & Letting Agents



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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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# Heron Cottage PE12 8SR £24,950

Set within a popular and well-maintained holiday park, this beautifully positioned two-bedroom holiday home enjoys delightful views across the neighbouring river and open countryside 🌿. Offering a bright open-plan lounge, dining area and fitted kitchen 🍳🍽️, two bedrooms 🛏️🛏️ and a modern shower room 🚿, the property provides comfortable and low-maintenance accommodation throughout. Outside, there are lawned gardens 🌿, established hedging for privacy 🌳 and useful external storage 📦.

🏠 Riverside Holiday Home with Countryside Views – 12 Month Holiday Use 🌿🌊

Nestled within a popular and peaceful park setting, this charming holiday home enjoys a well-maintained plot with attractive views across the neighbouring River Holland 🌊 and the surrounding open countryside 🌿, creating the perfect place to unwind and escape the hustle and bustle of everyday life.

🌟 Inside, the accommodation is beautifully presented and easy to maintain, comprising a bright and spacious open-plan living area 🍳🍽️ incorporating the lounge, dining space and fitted kitchen 🍷. The layout creates a welcoming and sociable environment, ideal for relaxing or entertaining family and friends.

🛏️ The property offers two bedrooms, including a comfortable main double bedroom and a versatile second bedroom which could be used as a guest room, study 📖, hobby room 🎮 or additional storage space. These are served by a modern shower room 🚿.

🌳 Outside, the home benefits from lawned gardens to the front and side, bordered by established hedging 🌿 which provides a pleasant degree of privacy. Steps lead to the entrance, whilst a useful external storage area 📦 adds practicality. The position is particularly appealing, offering peaceful surroundings and wonderful views across the river and open fields 🌿🏡.

## ☀️ Key Features

- ✅ Two-bedroom holiday home 🛏️🛏️
- ✅ Bright open-plan lounge, dining area & fitted kitchen 🍳🍽️🍷
- ✅ Modern shower room 🚿
- ✅ Lawned gardens with established hedging 🌳🌿
- ✅ Attractive views across the River Holland 🌊
- ✅ Countryside setting with peaceful surroundings 🌿🏡

- ✓ Useful external storage 📦
- ✓ Popular park location 🏡
- ✓ 12-month holiday occupancy permitted 📅
- ✓ On-site laundry facilities 🧺
- ✓ On-site fishing facilities 🎣
- ✓ Ideal low-maintenance holiday retreat 🌿 ✨

🏠 Whether you're looking for a weekend getaway, a peaceful countryside retreat or a place to enjoy extended stays throughout the year, this delightful holiday home offers comfort, convenience and beautiful surroundings in equal measure.

📞 Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends! 🏠 ❤️ 📞

## Accommodation Comprises:

Open Plan Living 5.98m (19'7") min x 4.07m (13'4") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, mixer tap, integrated fridge/freezer, fitted electric fan assisted oven, built-in four ring LPG gas hob with extractor hood, PVCu double glazed French doors to decking, door to: PVCu double glazed window to front and side, electric fire with surround, boiler cupboard, housing gas boiler serving heating system and domestic hot water, fitted carpet/vinyl flooring, TV point, central heating thermostat, recessed ceiling spotlights, PVCu double glazed French doors, PVCu double glazed entrance door, door to:

Main Bedroom 3.50m (11'6") x 2.30m (7'7")

PVCu double glazed window to front, built-in double wardrobes with hanging rail, shelving, overhead storage cupboards, bedside cabinets, radiator, fitted carpet, TV point, recessed ceiling spotlights.





Bedroom 2 2.18m (7'2") x 2.14m (7')






PVCu double glazed window to front, radiator, fitted carpet, TV point, recessed ceiling spotlights.

Shower Room 2.38m (7'10") x 1.36m (4'6")

Fitted with three piece suite comprising double shower enclosure with fitted mains shower and glass door, vanity wash hand basin with base cupboard, close coupled WC and heated towel rail, extractor fan, recessed ceiling spotlights, vinyl floor covering, PVCu double glazed window to rear.

## Outside

Occupying a well-maintained plot within this popular park setting, the property enjoys attractive lawned gardens to the front and side , complemented by established hedging  which provides a pleasant degree of privacy and seclusion. A paved pathway leads to the home, with steps rising to the entrance , whilst a useful external storage area  offers practical space for garden equipment and outdoor essentials.

The position is particularly appealing, benefiting from delightful open views across the neighbouring river  and surrounding countryside , creating a peaceful and picturesque setting ideal for relaxing outdoors, enjoying nature , and making the most of this tranquil rural location.  

## Agents Note & Site Information

Prospective purchasers are advised that the property is situated on a holiday park and is intended for holiday and recreational use only. Occupation as a sole or principal residence may not be permitted. Purchasers should make their own enquiries with the site owner regarding occupancy requirements, permitted usage, and site regulations before committing to a purchase.

## Current Charges & Utilities (subject to change by the site owner)

Site Fee: Currently £320.00 per calendar month (water included)

First three months site fees free (subject to site owner's current promotion)

Gas Bottles: Currently £90.00 per bottle

Electricity: Currently 30p per unit

A 15% transfer fee is payable to the site owner on completion of any private sale of a static caravan

Additional charges may apply for maintenance, services, testing, insurance requirements and site facilities

## Summary of Site Requirements

Holiday use only – not to be used as a permanent residential address.

Park open throughout the year.

Annual Gas Safety Inspection required for static caravans.

Electrical Inspection required every three years.

Comprehensive caravan insurance must be maintained at all times.

Speed limit of 5mph applies throughout the park.

Dogs are permitted but must be kept on a lead and owners must clean up after them. 🐕

Pitches must be maintained and kept tidy.

Anti-social behaviour, excessive noise and nuisance will not be tolerated.

Site office approval may be required for certain alterations, works, decking installations and contractor access.

Additional fees may apply for site maintenance services and administration.

#### ⚠ Important Notice

The information above has been supplied by the site owner and is believed to be correct at the time of publication. Rules, fees, charges, occupancy requirements and site conditions may be amended by the site owner at any time without notice.

LetsGetYouMoving.co.uk Ltd acts solely as the selling agent and cannot guarantee the accuracy, future validity or enforceability of any site rules, charges or requirements. Purchasers must satisfy themselves as to all matters relating to site fees, occupancy rights, transfer fees, caravan age restrictions, utility costs, insurance obligations and park regulations before exchange of contracts or completion.

📞 Full site rules and regulations are available for inspection upon request and prospective purchasers are encouraged to discuss any queries directly with the site office.

#### **Agents Notes:**

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

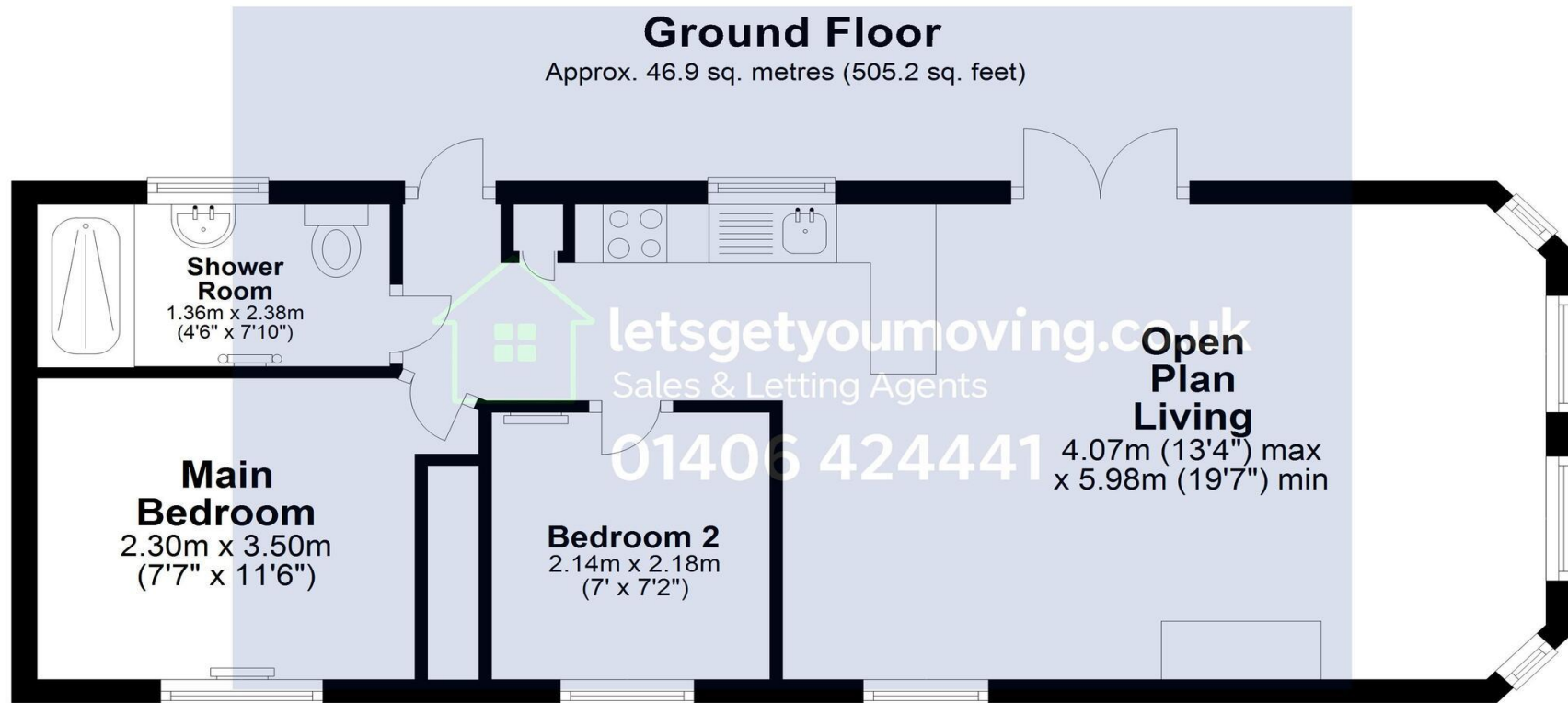
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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Total area: approx. 46.9 sq. metres (505.2 sq. feet)

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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