

FOR SALE

12 Willow Court Valley View Holiday Park, Guilsfield, Welshpool, SY21 9DL

Halls 1845



FOR SALE

Offers in the region of £47,500

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Halls 1845

01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



OnTheMarket.com



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Three bedroom prestige lodge sitting in an enviable plot
- Situated in the beautiful Valley View Holiday Park
- Holiday lodge with 11 month occupancy
- Offering a high degree of privacy and stunning views over the lake and across the park
- Includes gas fired central heating, large open plan living area and doors leading onto a wrap around deck
- The lease for the lodge is until 2046 and site fees are paid until 31st October 2026

Frosted double glazed entrance door into

Kitchen

9'9 x 6'5

Fitted with a range of wall and base units with laminate work surfaces, gas hob, electric oven, extractor canopy, stainless steel sink drainer unit, mixer tap, space for fridge, double glazed window to side elevation, extractor fan, radiator, wood laminate floor covering, cupboard housing gas boiler, door to

Lounge

14'1 x 12'7

Gas feature fire with marble effect hearth and surround, two double glazed windows to side elevation, double glazed French doors leading onto decked area overlooking the lake, radiator, opening into

Dining Area

7'3 x 6'6

Double glazed window overlooking the lake.

Inner Hallway

Radiator, loft access.

Bedroom One

9'8 x 9'4

Built-in wardrobe and dressing table, double glazed window to side elevation, radiator.

Bedroom Two

9'4 x 8'2

Built-in wardrobe and dressing table, double glazed window to side elevation, radiator.

Bedroom Three

9'4 x 6'7

Double glazed window to rear elevation, built-in wardrobe, radiator.

Bathroom

Fitted with a coloured three piece suite comprising low level W.C., pedestal wash hand basin, bath with shower over, wood laminate floor covering, frosted double glazed window to side elevation, extractor fan, radiator.

W.C.

Low level W.C., pedestal wash hand basin, frosted double glazed window to side elevation, extractor fan, wood laminate floor covering.

Externally

The property has gated access to the road, dog proof fencing surround, steps down to paved pathway, lawned area, stocked borders, outside tap, steps up to wraparound decked entertaining area overlooking the lake, courtesy light, rockery, metal storage shed, further decked seating area, steps down to jetty overlooking the lake providing a pleasant space to relax.

Agents Notes

Site fees as of 2025 are £4760.00 (paid until End of Feb).

Services

Mains electricity, water, drainage and LPG heating are connected at the property. None of these services have been tested by Halls.

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY21 9DL

What3Words Reference is witty.decoded.print

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com