





“Manor” Design – Refined Living in the Heart of the Staffordshire Moorlands

The Manor is a beautifully designed, contemporary holiday home offering refined comfort and natural light in a peaceful countryside setting. Situated within The Cross Country Park in the quiet village of Caudon Low, this brand-new development features 44 exclusive holiday homes,.

Perfectly positioned just eight miles from Ashbourne and only two miles from Alton Towers, the park is also a short ten-minute drive from the Peak District National Park, making it an ideal base for outdoor adventures or quiet relaxation. Discover the freedom of holiday home ownership in one of Staffordshire’s most picturesque locations—with a special limited-time offer of no pitch fees for the entire 2025 season.



ABODE
SALES & LETTINGS

Site Details

Welcome to your perfect countryside retreat—an all-year-round holiday park offering the chance to own a stunning caravan home in a warm, family and pet-friendly environment. The park is open 12 months of the year, allowing you to enjoy your getaway whenever you please, without seasonal restrictions.

All caravans come with a full manufacturer's warranty and is sold with a 15-year site licence agreement, providing long-term peace of mind. Buyers also have the freedom to choose their own pitch, with certain pitches designated for larger caravans, which may require selecting a higher-spec model to suit the space.

Pitch fees are £4,000 per year, inclusive of VAT, and for a limited time, your 2025 pitch fees are included at no extra cost. Decking is also being offered as part of the current promotional package, giving you added value and outdoor living space.

Electricity is individually metered for each caravan and billed quarterly. Gas is supplied via LPG bottles, available for purchase on site as needed. Water charges are covered within your annual pitch fee. Subletting is fully permitted, giving you the option to generate income when the caravan is not in use. While there is currently no landline or BT connection available, sitewide Wi-Fi is being installed, and a range of usage packages will be available directly through the broadband provider for an additional fee.

The park operates under basic and realistic site rules, designed to maintain a pleasant community atmosphere without unnecessary restrictions. These can be reviewed in more detail and are best discussed in person to ensure clarity and understanding.

With a blend of lifestyle flexibility, excellent amenities, and attractive investment potential, these holiday homes offer a rare opportunity to own a piece of tranquil living. For more information or to arrange a visit, please get in touch.







Living/Dining Kitchen

The spacious kitchen and dining area is filled with natural light from two UPVC double-glazed windows to both side elevations, as well as a UPVC double-glazed frosted side entry door. The kitchen features a stylish range of matching base and eye-level cupboards and drawers, with drop-edge preparation work surfaces for a modern, functional layout. Integrated appliances include a four-ring gas hob, oven/grill, composite sink and drainer with mixer tap, integrated microwave, dishwasher, fridge, freezer, and a utilities cupboard. A central heating radiator ensures comfort throughout the space.

Flowing seamlessly from the kitchen, the lounge is both bright and inviting, with two UPVC double-glazed windows to the side elevations and a set of UPVC double-glazed sliding doors with adjoining glass panels leading out to the balcony. The lounge includes a thermostat, TV aerial point, ceiling spotlights, and is an ideal space for relaxation and entertaining.

Inner Hallway

The inner hallway offers access to all principal rooms and is fitted with a central heating radiator, ceiling spotlights, and a smoke alarm. This space provides a practical and welcoming transition throughout the home.

Bedroom One

The principal bedroom is generously proportioned and features a UPVC double-glazed window to the side elevation, a central heating radiator, and a king-size layout. The room includes overhead storage cupboards, dressing table and a built-in double wardrobe with integrated shelving and hanging rails. The wardrobe also houses the electrical consumer unit. Additional features include a TV aerial point, carbon monoxide detector, smoke alarm, and ceiling spotlights. An internal door leads through to the en-suite WC.

En-suite WC

The en-suite WC is fitted with a UPVC double-glazed frosted window to the side elevation and includes a low-level WC with continental flush, a wash hand basin with mixer tap, and a vanity cupboard. The space also houses the central heating combination gas boiler, and includes a heated towel radiator and ceiling spotlights for added comfort.

Bedroom Two

Bedroom two offers a cosy and well-appointed space, with a UPVC double-glazed window to the side elevation, a built-in wardrobe and drawers with a hanging rail, and a central heating radiator. The room is complete with a TV aerial point, ceiling spotlights, and a smoke alarm.

Shower Room

The shower room is finished to a high standard and includes a UPVC double-glazed frosted window to the side elevation. The modern three-piece suite features a low-level WC with continental flush, a pedestal wash basin with mixer tap, and a double shower cubicle with PVC wall panelling. An extractor fan, heated towel radiator, and ceiling spotlights ensure the space is both functional and stylish.









Approximate total area⁽¹⁾

41 m²

440 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

