



**Stonham Barns Holiday Park, Pettaugh Road, Stonham Aspal,  
STOWMARKET, IP14 6AT**

**welcome to**

**Stonham Barns Holiday Park, Pettaugh Road, Stonham Aspal, STOWMARKET**

A fantastic opportunity to acquire this fully equipped two-bedroom holiday lodge. With modern and stylish open plan Kitchen/Diner/Living Area, decking, garden and parking. Internal viewing is strongly advised and will make a great holiday retreat. Call to view now.



## **Stonham Aspal**

Stonham Barns Park is a bustling family complex set in 140 acres of picturesque countryside, enabling you to not only purchase a luxurious holiday home but also to access to numerous on-site facilities meaning each holiday is filled with activities to excite all the family.

The vibrant shopping village is filled with unique shops for all your shopping needs including a post office, Carters of Suffolk who produce handmade, novel, and collectable teapots and Café 24 with indoor and outdoor seating and uses locally sourced produce for their breakfast and lunch menu.

The facilities on site are to suit all ages, with Stonham Golf Park offering Pirate themed adventure golf, 9-hole golf course, simulator bays and foot golf.

Suffolk Owl Sanctuary is located on site and is home to over 80 stunning owls and birds of prey from around the world.

There are two stunning fishing lakes that are well stocked with Carp, Tench, Roach, Bream and Rudd.

Legends Bar which is a striking new venue for all those with a love of sport and for those who would just like to relax with a drink and something to eat.

Mid Suffolk Showground and Aspal Theatre, offering visitors numerous events and shows throughout the year, including classic vehicle events, family shows, history re-enactments, Halloween fun, Christmas spectacular, music festivals, tribute shows plus much more.

## **Accommodation**

### **Lounge/Kitchen**

12' 4" x 19' 9" ( 3.76m x 6.02m )

Windows to three sides, door to side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, cooker point with extractor over, microwave, fridge, freezer, dishwasher, fireplace and surround, tv point, spotlights and carpet.

### **Hall**

#### **Bedroom One**

12' 1" max x 12' 4" max ( 3.68m max x 3.76m max )

Window to side, built in wardrobes with over bed storage, wall lights, radiator, spotlights and carpet.

#### **En Suite**

Frosted window to rear, fitted with a panelled bath with shower over and screen, pedestal hand wash basin with mixer tap, low level wc, extractor, spotlights, heated towel rail and vinyl flooring.

#### **Bedroom Two**

8' 2" x 7' 3" ( 2.49m x 2.21m )

Window to side, spotlights, built in wardrobe with overhead storage, wall lights, radiator, carpet and door to;

#### **Shower Room**

Skylight shower, fitted with a vanity sink with mixer tap, low level wc, heated towel rail and vinyl flooring.

#### **Utility**

Window to side, fitted with wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, spotlights, space for washing machine, radiator and vinyl flooring.

#### **Outside**

Decking allows access and parking is available to the side for two or three cars.



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## Stonham Barns Holiday Park, Pettaugh Road, Stonham Aspal, STOWMARKET

- Two bedrooms
- Open planned living
- Decking, garden and parking
- Fully furnished throughout
- Two ensembles

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

# £80,000

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Property Ref:  
SMK104790 - 0015

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Please note the marker reflects the postcode not the actual property



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