



LOVE HOMES



£65,995 Leisure Licence

If you are thinking about holiday ownership then Merlewood Country Park needs to be top of your list!

Nestled in the semi rural location of Little Eccleston its idyllic location provides panoramic views of the River Wyre with easy access to local attractions, amenities and public transport.

- 35 x 12 Willerby Manor
- Two Bedrooms - Master En-suite
- Open plan kitchen, lounge & dining area
- Modern shower room
- Ample parking
- Fabulous rolling countryside views
- Modern Fixtures & Fittings
- Secure Site
- Holiday Home

At Merlewood Country Park, we take pride in being a family-run and pet-friendly community. Our gated park ensures your safety and peace of mind while the on-site office and laundrette make life a breeze. And don't forget the purpose built dog shower for your four-legged companions!

We are excited to bring to the market this brand new Willerby Manor 35 x 12 ft 2023 holiday home which offers spacious accommodation, modern fixtures, fittings and furnishings, situated in a perfect location so you can sit back relax and enjoy the idyllic views.

Pitch perfect location this home offers open plan kitchen diner, two bedrooms with en-suite to master, main bathroom, parking and decking.

An added benefit of owning this home is its new GreEN Standard what is this i hear you ask?

More Sustainable.

Consume Less energy and are cheaper to run.

Warmer in winter cooler in summer

100% increase in thickness of interior walls

Will emit less carbon dioxide.

<https://www.linkedin.com/pulse/introducing-ground-breaking-willerby-green>

****PLEASE NOTE ****This site is 12 months of the year although proof of A registered council tax residence will be required for purchase.

Tenure: Leisure Licence (15 years)

Ground Rent: £287.5 per month (reviewed every 1 years)

Additional Information

Combining a traditional layout with chic and modern touches, this home is packed full of fabulous features.

On entering the property it is evident that this beautiful home is presented with vaulted ceiling, and french doors which give a light, bright, and spacious feeling , providing the perfect setting for a relaxing break away with friends or family.

This home features a high efficiency combi boiler, energy efficient lighting with modern brushed chrome sockets and usb outlets.

Lounge/Kitchen/Diner

The Lounge area of this room is tastefully decorated and furnished with a fabric three seater sofa, cuddle chair, foot stool, coffee table and media centre with an option to wall mount your T.V.

Within the media centre there is a modern electric fire which provides a flame effect. The lounge also benefits from quality lined curtains, modern poles and plush carpet.

The sleek Shaker kitchen makes clever use of the space providing plenty of wall and base units, contrasting worktops and upstands. Integrated appliances include a five ring gas hob with extractor above, electric oven and grill, microwave and fridge freezer.

There is ample space which accommodates a table and four chairs and a large additional storage cupboard. Flooring in this area is quality cushion flooring making easy cleaning.

Shower room

The hallway provides access to the bedrooms and main bathroom.

The main bathroom consists of shower, W.C and pedestal sink with mirrored bathroom cabinet located above. In addition there is a heated towel rail, obscure glazed window with fitted blind and cushion flooring.

Master bedroom

The master bedroom has a boutique hotel feel. It's the

perfect retreat after a fun-filled day out where you can relax and spread out on the king size bed.

Within the master bedroom is a modern king size bed side with lift up storage, lighting, bedside tables, overhead storage and a dressing table.

There is a walk in wardrobe with shelving and hanging space also located within.

En-suite

An ample sized en-suite which accommodates a toilet and pedestal sink, storage, heated towel rail, cushion flooring, extractor fan and obscure glazed window.

Bedroom

A good sized bedroom with twin beds, shared bedside table, over head storage and a wardrobe.

there is a window to the side aspect fitted with a blind and plush carpet flooring and T.V point

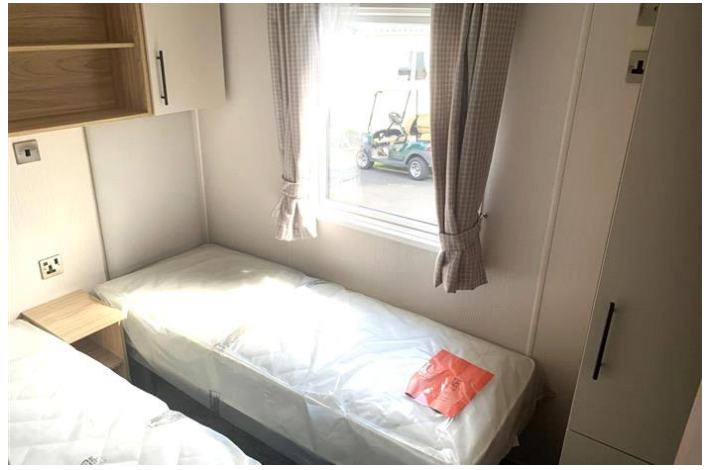
EXTERIOR:

As mentioned previously this home is pitch perfect with stunning views of the country and rolling hillside all visible from your lounge.

Decking has been provided at the side of the property although additional decking / skirts will be an additional cost.

Parking is also available at the side of the property.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.