

Guide Price
£125,000
Non-traditional





The Retreat Caravan Park Berrow Road, Burnham on Sea, Somerset TA8 2ES



Features

- Luxury 40 x 20 Pinehurst Lodge
- Spacious Open Plan Living Area
- High Specification Kitchen Island
- Two Double Bedroom Layout
- Master Bedroom With En Suite
- Walk In Wardrobe Storage
- Double Glazing And Central Heating
- Internet Ready With Ceiling Speakers
- Popular Coastal Holiday Park
- 2026 To 2027 Site Fees Paid
- The site is pet friendly and has access directly onto the beach with short walks to Burnham on Sea.

Summary of Property

Situated on the attractive and well maintained Retreat Caravan Site on Berrow Road, this impressive Willerby Pinehurst 40 x 20 luxury lodge offers exceptionally spacious two bedroom holiday accommodation within a sought after coastal setting between Burnham on Sea and Brea. The site is pet friendly and has access directly onto the beach with short walks to Burnham on Sea.

The Pinehurst is one of Willerby's most popular lodge designs, renowned for its generous proportions, stylish interior and well planned open layout. The lodge provides a superb open plan living environment where the lounge, dining area and kitchen combine to create a bright and sociable space ideal for relaxing or entertaining guests. The comfortable lounge features a three piece suite arranged around a feature electric fire and media unit, while large windows and patio doors allow natural light to flood the room. The adjoining dining area offers ample space for family meals and entertaining.

The contemporary fitted kitchen forms a real focal point of the lodge and is beautifully designed with a range of modern units together with integrated appliances and a central island providing additional preparation space and casual seating. The lodge offers two spacious double bedrooms, including a generous master bedroom complete with walk in wardrobe and en suite shower room. The second bedroom also benefits from a king size bed and fitted storage, providing comfortable accommodation for family or guests. Externally the lodge occupies a pleasant position within this popular coastal holiday park and provides an ideal base from which to enjoy the surrounding countryside and nearby beaches.

A significant benefit to purchasers is that the 2026 to 2027 site fees will be paid by the seller, representing a saving of £8,892 including VAT. Awaiting other chargeable rates for 2026/27. Electricity, water, sewage and gas bottles are charged through the site. The Wi-fi is included in the pitch fee.

Room Descriptions

Room Descriptions & Measurements

Open Plan Lounge, Dining Area & Kitchen Approximately 24'0 x 19'0 (overall space)

A superb open plan living space forming the heart of the lodge, designed to create a bright and sociable environment ideal for relaxing or entertaining guests. The lounge area features comfortable seating arranged around a feature electric fire and media unit, with a large bay window allowing natural light to flood the room and providing pleasant outlooks over the surrounding park.

The dining area sits centrally within the space and provides ample room for a freestanding dining table with chairs and bench seating, creating an ideal setting for family meals or entertaining visitors.

The modern fitted kitchen is beautifully designed with a range of contemporary units and work surfaces together with integrated appliances including fridge freezer, microwave, dishwasher and oven with hob and extractor. A large central island unit provides additional preparation space, storage and casual seating, creating a natural gathering point within the room.

The open layout of this impressive living space ensures the lodge feels spacious and welcoming while allowing the kitchen, dining and lounge areas to flow seamlessly together.

Utility / Entrance Hall Approximately 9'0 x 5'0

A practical entrance area providing useful storage together with bench seating, coat hooks and a sink unit in addition there is a washer/dryer machine integrated. This space offers an ideal area for removing shoes and coats after returning from the beach or countryside walks. There is a cupboard which also houses the gas boiler.

Master Bedroom 12'8 x 11'4

A generous master bedroom featuring a king size bed with storage, bedside cabinets and a dressing area. The room also benefits from a spacious walk in wardrobe providing excellent storage together with direct access to the en suite shower room.

En Suite Shower Room

A well presented en suite shower room serving the master bedroom, fitted with a modern suite comprising a shower enclosure with glazed screen, wash hand basin and dual flush WC. The room is finished with contemporary fittings and attractive wall and floor finishes, creating a bright and practical space. A mirror and vanity area provide useful everyday convenience, while the layout ensures the en suite complements the comfort and privacy of the main bedroom, providing a convenient and stylish facility for owners.

Bedroom Two 9'6 x 8'6

A well proportioned second double bedroom providing comfortable accommodation for family members or visiting guests. The room is fitted with a king size bed together with bedside furniture and a fitted wardrobe offering useful storage space. A window provides good natural light, creating a bright and welcoming atmosphere, while the thoughtfully designed layout ensures the room remains practical and comfortable. This bedroom is ideally positioned close to the family bathroom and is perfectly suited for guests or extended family staying at the lodge.

Family Bathroom

A well appointed and stylish bathroom fitted with a modern three piece suite comprising a panelled bath with overhead shower and glazed screen, wash hand basin with vanity storage beneath and a dual flush WC. The room is finished with contemporary fittings and attractive wall and floor finishes, creating a bright and practical space ideal for both everyday use and relaxing after a day exploring the nearby coastline and countryside. A window provides natural light and ventilation while the thoughtfully designed layout ensures the room feels comfortable and spacious.

Extras Included

The sellers have advised the following additional items are included within the sale:

- Integrated Dishwasher
- Integrated Washer Dryer
- Internet And Bluetooth Ceiling Speakers
- Fold Out Sofa Bed
- Footstool

Location

The Retreat Caravan & Lodge Site is located on Berrow Road between Burnham on Sea and Brea, one of Somerset's most popular coastal destinations. The area offers miles of sandy beaches, coastal walks and a wide range of leisure attractions including golf courses, nature reserves and traditional seaside amenities. The site is pet friendly and has access directly onto the beach with short walks to Burnham on Sea.

Burnham on Sea town centre is only a short drive away and provides a good range of shops, supermarkets, cafes and restaurants together with a traditional sea front and pier. The nearby village of Berrow also offers local amenities including Berrow Golf Club and access to the beach. The location also provides convenient access to the M5 motorway at Junction 22, offering straightforward travel to Bristol, Taunton and the wider South West.

Site Fees

2026 / 2027 Site Fees Paid By Seller

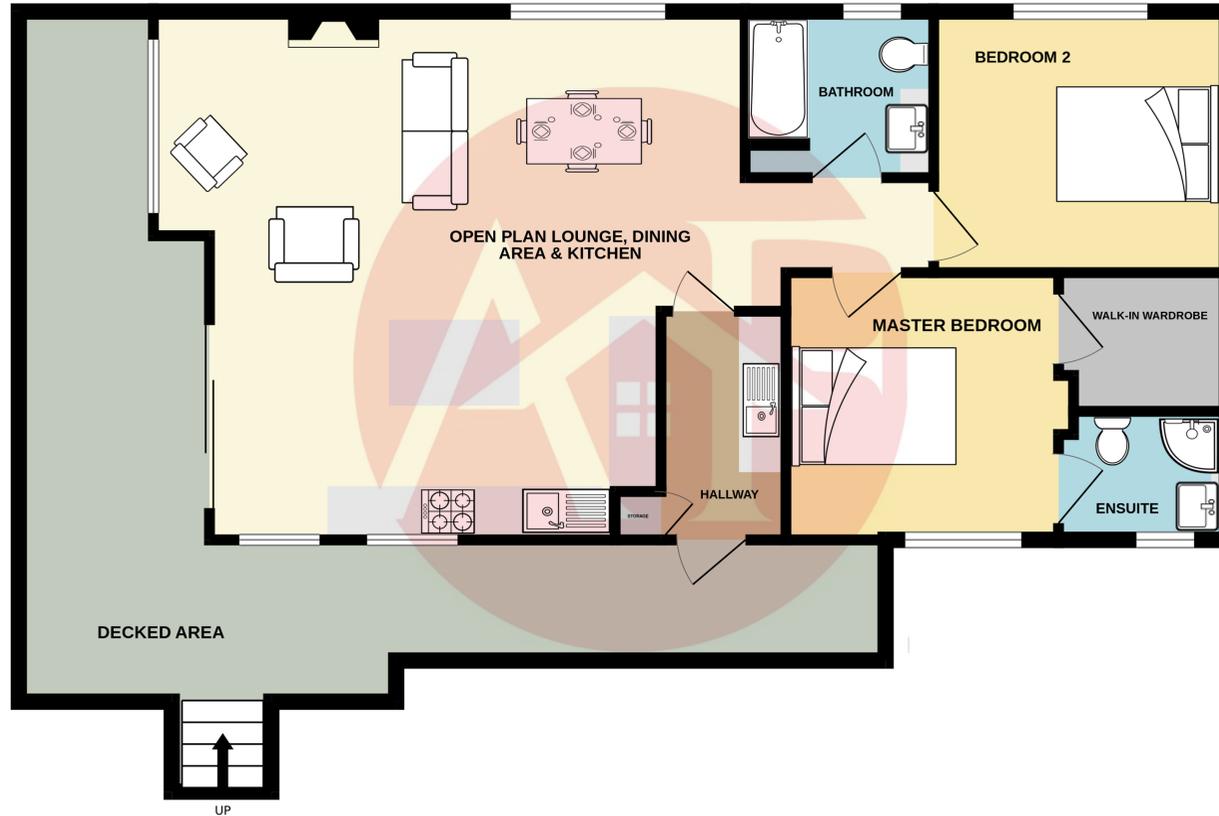
£8,892 Including VAT

This represents a significant saving for purchasers and allows immediate enjoyment of the lodge without additional site fee costs for the forthcoming season.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Building Safety

Non Reported

Mobile Signal

Ofcom predicts coverage, nPerf shows real-world signal.

Construction Type

Non Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Private Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Lateral living.

Flooding Sources:

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No