

**Bowland Escapes Holiday Park, Chipping, Ribble Valley,
Lancashire. PR3 2HB**

From £195,000 To be Advised

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

A delightful opportunity to purchase a bespoke custom built luxury holiday home in an idyllic picturesque location within the Ribble Valley in an area of outstanding natural beauty (AONB). Set within a 62 acre family run park in the heart of the Forest of Bowland, just a few miles from the rural village of Chipping and 9 miles from the historical market town of Clitheroe with its ancient 12th century castle and vast array of amenities including shops, bars and restaurants. Bowland Escapes is a developing family owned park concentrating on luxury and environmentally friendly lodge holiday sales and holiday rentals. It is nestled within an ancient woodland known as New ground Wood and surrounded by an array of birds and animals. It is perfect for bird watchers and it is not unusual to see a wild deer grazing too! To see a larger variety of animals ensure you also visit Bowland Wild Boar Park situated a short walk away in the bottom of the valley on the banks of the river Hodder. The park is surrounded by the well known peaks of Parlick Fell, Fair Snape Fell, Longridge Fell, Easington Fell and not forgetting Pendle Hill with its famous witches trails, perfect for walkers and families to explore.

The owners have commissioned this lodge shown from one of the UK's leading lodge manufacturers, Lakeland Leisure which has been manufactured and finished to the highest of specifications which benefits from a stunning interior design, contemporary fixtures and fittings and luxurious home from home comforts to relax in. This 42' x 22' lodge has two double bedrooms, deluxe modern with en-suite and bathroom, an open plan living dining kitchen with an array of integrated appliances and french doors leading onto a fabulous decked patio, plus many extras including feature multi fuel log burner, 2 x roof skylights and pitched ceiling, literally flooding the lodge with natural light.

** Purchasers will be able to choose from a range of bespoke design lodges built specially to order to create a dream holiday home, allowing a choice of furnishings with an individual interior design and floor layout. Lodge prices will start from £195,000 and will be custom built to a buyers specification and budget. **

This is the perfect peaceful getaway from the towns and cities, to be able to relax and unwind completely surrounded by nature. An internal inspection is highly recommended to fully appreciate what holiday homes are on offer and the fabulous location of this site. (Photos used in this brochure are just some examples of a custom built lodge)

FEATURES

- Stunning Detached Holiday Home
- Family Owned Park In Forest Of Bowland
- Nestled In Area Of Outstanding Natural Beauty (AONB) In 62 Acres
- Luxurious Spacious Contemporary Interior
- 2 Dble Bedrooms - Superb En-suite & 4-pce Bathroom
- Open 12 Months Of The Year
- Beautiful Woodland Retreat; Family & Pet Friendly
- Parking For 2 Cars; Custom Built, Bespoke Range Of Lodges On Offer



ROOM DESCRIPTIONS

Entrance Hallway

With uPVC double glazed external door, panelled ceiling, Kardean fitted flooring, recessed spotlights, built-in utility storage cupboards housing wall mounted combination gas central heating boiler and plumbing for washing machine, open to living area.

Open Plan Living Dining Kitchen

21' 5" x 21' 1" (6.53m x 6.43m)

Lounge & Dining Area: Stunning contemporary light and airy open plan sociable living area with feature pitched panelled ceiling and recessed spotlights, built-in ceiling speakers, luxury Kardean flooring, 2 x uPVC double glazed windows with beautiful rural woodland outlooks, television point, 3x panelled radiators, 2 x uPVC double glazed french doors leading out to an elevated composite patio area with lovely woodland outlooks which is private and not overlooked, cast iron feature log burner and large stone hearth.

Breakfast kitchen area: Beautiful modern range of fitted fjord shaker style wall, base and drawer units with complementary wood style laminate working surfaces and upstands, 1½ bowl sink drainer unit with mixer tap, stainless steel integrated electric oven and grill, built-in microwave, 4-ring stainless gas hob with glass splash back and stainless steel extractor filter canopy over, integrated dishwasher and fridge freezer, under unit LED spotlighting, feature pitched ceiling with recessed spotlights, Kardean flooring, island breakfast bar with built-in cupboards under, uPVC double glazed window with private attractive front aspects. .

Bedroom One

11' 7" x 10' 1" (3.53m x 3.07m)

Excellent double bedroom with panelled radiator, x2 uPVC double glazed windows with lovely rural woodland outlooks, carpet flooring, excellent contemporary mirrored built-in wardrobes with sliding doors and lighting within.

En-suite Shower Room

9' 5" x 4' 6" (2.87m x 1.37m)

Luxurious contemporary white 3-pce suite comprising vanity wash basin with mixer tap and built-in cupboard under, walk-in double shower enclosure and attractive glazed screening with thermostatic rain shower over and additional thermostatic shower, low level w.c., kardean fitted flooring, panelled walls and ceiling with recessed spotlighting, extractor fan, chrome ladder style radiator, shaver point, uPVC double glazed window.

Bedroom Two

10' 4" x 8' 4" (3.15m x 2.54m)

Lovely double room with carpet flooring, panelled radiator, pitched panelled ceiling with recessed spotlighting, uPVC double glazed window with lovely woodland aspects.

ROOM DESCRIPTIONS

Bathroom

10' 4" x 6' 5" (3.15m x 1.96m)

Fantastic contemporary 4-pce white suite comprising panelled bath with mixer tap and handheld shower fitment, corner shower enclosure with thermostatic rain shower with additional thermostatic shower, vanity wash basin with mixer tap and storage cupboard under, low level w.c., chrome ladder style radiator, extractor fan, panelled walls and ceiling with recessed spotlighting, 2 x uPVC double glazed windows, Kardean fitted flooring with integral LED floor lighting.

Additional Information

12 month holiday park - permanent residential address required within the UK 25 year licence, metered piped LPG gas, metered electric and water, an optional solar PV pack

Site fees are £3,750 per annum from 1st March

Lodge prices start from £195,000 and are custom built to your specification and budget.

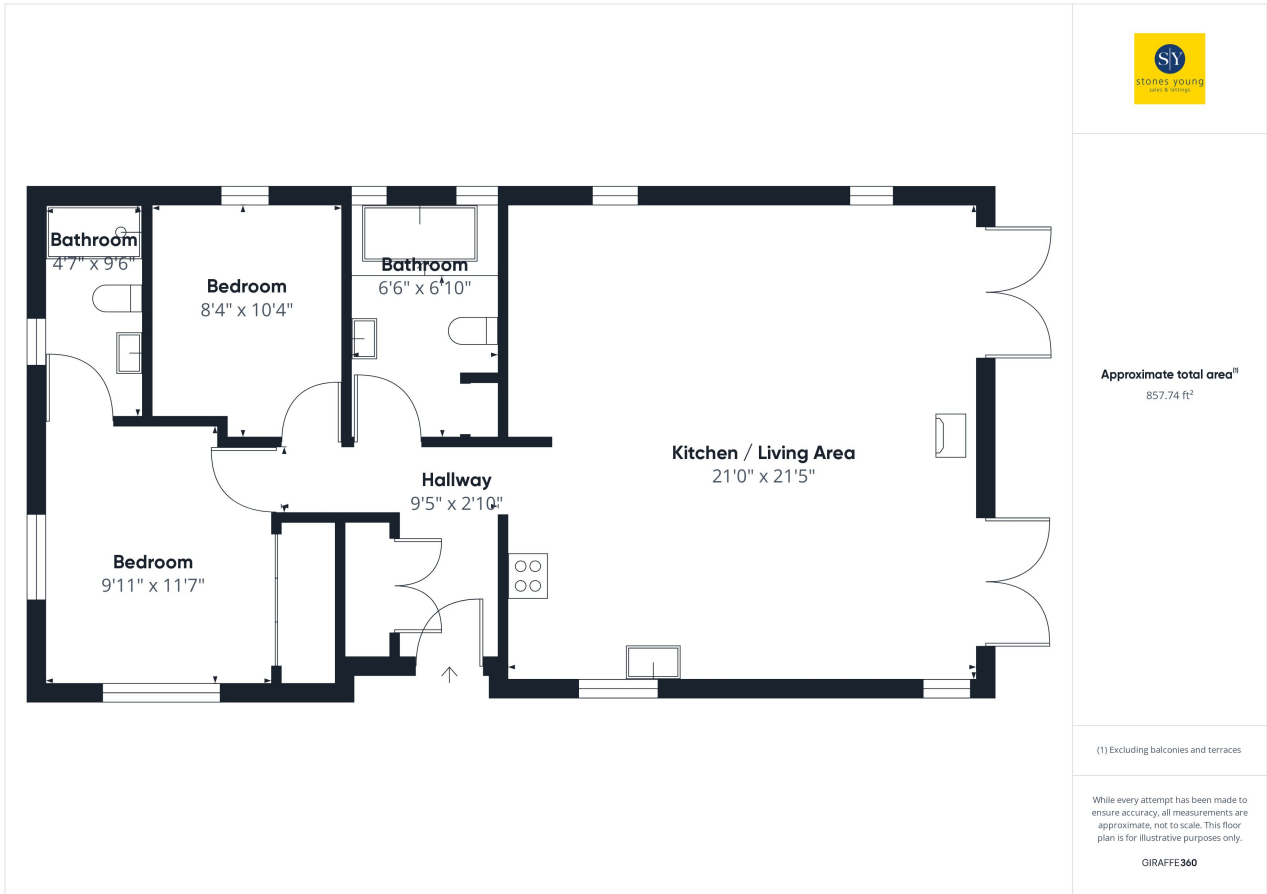
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FLOORPLAN



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.