



2 bed Pemberton Arrondale 42`x 16`overlooking lake £185000

Pemberton Arrondale, Wood Farm, Charmouth, Dorset DT6 6BT

FORTNAM
SMITH & BANWELL

in brief...

Pemberton Arrondale 2 bedroom 42'x16'
Double bed with en-suite
Smart Kitchen area with integrated appliances
Large open plan Lounge Diner with kitchen
Large deck overlooking the lakes and hills beyond
No Council Tax

Immaculate condition throughout
Twin Bedroom
Family Bathroom
Central heating & double glazing
Handover within 2/3 weeks
No Stamp Duty or Solicitor Fees

Ready to enjoy



in more detail...

Superb new (2016 model) 42`x16` Holiday Lodge sited in a most sought after position on the edge of the Holiday Park overlooking the grounds and lake. Wood Farm is a premier holiday park offering discerning owners a tasteful relaxing experience.

Handover within 2/3 weeks with a long licence, no stamp duty, council tax or solicitors fees!

This luxury Lodge offers two bedrooms, one double with en-suite shower, and a twin bedroom. The Arrondale is fully furnished ready to use with gas central heating and double glazing making it useable all year round. Lovely spacious Lounge Diner with French doors out to the composite decking and views. Living flame electric fire. TV. The smart kitchen area is sub divided from the lounge by a large island. Fully integrated with double oven, microwave, hob, dishwasher and washing machine plus fridge-freezer.

The master double bedroom has fitted wardrobe and en-suite shower, basin & WC. A twin bed room offers a fitted wardrobe with small dressing table. Family bathroom with large walk in shower, basin and WC. Entrance lobby with storage cupboards housing gas boiler.

Outside the deck wraps around two sides with a generous seating area, glass panels to admire the beautiful views to the lake.

Parking space.

Set amongst mature native trees and pristine rolling Dorset countryside, Wood Farm is the perfect place to get away from it all.

Nestled in the Char Valley, in an area of outstanding natural beauty less than a mile from Charmouth beach and the timeless Jurassic Coast, Wood Farm is one of Park Holidays UK's most natural locations.

With its stunning fishing lake, wide-open spaces, and indoor heated swimming pool, and cafe, Wood Farm offers something for everyone. Relax and take in the magnificent rural scenery, strike out on walking routes along stunning coastal paths and rolling inland countryside, or take the time to explore the region's ancient hill forts, historic houses, and tranquil villages.



As far as unspoilt natural surroundings go, it's hard to beat Wood Farm. Situated in the entrancing Dorset countryside, and just a stone's throw from glorious pebble beaches, this exceptional park offers the opportunity to truly get away from it all.

Whether you're looking for captivating sea views, quirky village escapes or a slice of history, Wood Farm offers the perfect base from which to investigate the seaside town of Lyme Regis, hunt for fossils along the Jurassic Coast, or take a walk along the area's stunning coastal paths.

Wood Farm is open all year round apart from 2 weeks in February. The holiday homes may be let out for holidays if desired.

the

location...



Approximate total area⁽¹⁾
649.95 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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