



Fully furnished new 2 bed holiday park home £69,995

Loire, Wood Farm, Charmouth, Bridport, Dorset DT6 6BT

FORTNAM
SMITH & BANWELL

in brief...

Luxury 2 bed holiday park home at Wood Farm
Fitted kitchen with integrated appliances
Master bedroom with ensuite
Family bathroom
50 weeks per year usage
no stamp duty/solicitor fees

Brand new fully furnished high spec
Lounge /Diner
Twin bedroom
Use of site facilities inc heated swimming pool
20 year licence
May be holiday let

*Fully furnished
ready to use!*



in more detail...

The Loire is a brand new sited two bedroom holiday park home at Wood Farm in Charmouth.

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 gaining valuable income if desired.

The Loire is sited on a great plot on the Park and is already stylishly furnished with all you need to start enjoying your holiday. The Loire is 35x12 ft providing a comfortable layout. Large Living area with fixed L shape suite with pull out extra bed and storage under. Dining table and seating. Great fitted kitchen area cooker, fridge freezer and microwave all integrated. Cupboard with Propane A rated boiler with central heating. Small rear hall leading to Master bedroom to



rear with en suite WC and fitted wardrobes. Twin bedroom with fitted wardrobe. Family shower room with Wc. Paved patio outside to enjoy al fresco family time.

Fully double glazed and centrally heated throughout. Useable 50 weeks of the year. Site fees for 2023 and 2024 paid. No stamp duty or solicitors fees to pay. Small shop onsite, cafe and heated indoor pool with sauna, fishing lake and dog walks.

Waking distance into centre of Charmouth and the beach. Good range of local amenities with village shops, pubs, take aways. see www.charmouth.org

Good local public bus services to nearby Lyme Regis, Axminster & Bridport. Viewing & further details by appt.

the location...

