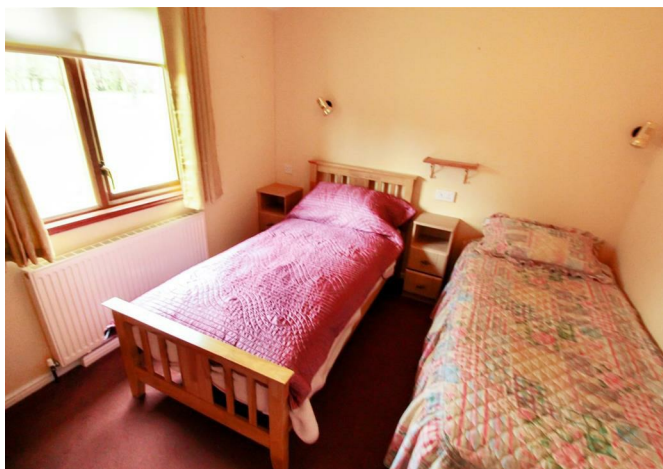




SAMUEL WOOD

10 Ashlea Pools, Hopton Heath, Craven Arms, Shropshire, SY7 0QD

Guide Price £49,995



This spacious and well positioned detached two bedroom lodge with views over the park to the lake and fountain. Located on a popular holiday park within the beautiful Shropshire countryside, close by are the towns of Ludlow and Craven Arms. The park benefits from a Shop, Carp Fishing and Children's Play Area, Pizzeria, Beer Cave, Dog Run. EPC not required

Ashlea Pools is a country park situated in the hamlet of Hopton Heath. A feature of the park is an attractive lake and also the lovely surrounding countryside.

Hall

Steps rise from the parking area to the front door, which leads into the hall, with cloaks cupboard and boiler cupboard.

Living/Dining Room

A large room with electric fire set in an attractive surround with mantel, space for dining table and chairs, as well as double UPVC doors leading out to the decking.

Kitchen

The kitchen is fitted with a range of wall and base units incorporating a fridge/freezer, washing machine, Bosch oven and electric four ring induction hob. There is a gas point available for the hob if required.

Bedroom and Ensuite

A double room with fitted wardrobe cupboards and drawers. Door to en-suite shower room.

Bedroom 2

A further double bedroom with fitted wardrobe and doors and window to side elevation.

Bathroom

Fitted with a panelled bath with shower over, wash hand basin with cupboard below and W.C.

Outside

The property has a spacious decked area to the side and front, with ample room for seating. There are pleasant views towards the lake and fountain and this is a nice spot to enjoy the evening sun. We understand that the lake is stocked with carp for fishing (charges may apply).

Services

Private bore hole water supply, shared drainage, mains electricity and gas are connected.

Tenure and Service Charge

The tenure of the property is leasehold, with the lease running until 31st Jan 2035. The owner can pay for this to be extended, for five years at the rate of £1,000 per year. The cost for extending the lease would be payable by the new owner at the point of sale. The annual service charge for the property is currently £904.03 per quarter, but is invoiced once a year in February. Payment can either be made in full at that time, or the Site Owners will allow payments to be made over the next four consecutive months. This charge covers the maintenance of the communal areas, the ground rent and the water rates. Gas and electricity is metered and will be charged quarterly to the owner accordingly.

The communal facilities include an on site laundry and bin storage area and visitors parking. Pets are allowed on site.

Restrictions

- We understand that there is covenant to keep the property painted the same colour as the other lodges on site.
- No extensions can be added.
- We understand that the lodge is for owner occupiers only unless by agreement with the Park owners.
- The property needs to be classed as the owners 2nd home.
- We understand that the owner can be in occupation for 12 months of the year.

Directions

From Craven Arms take the Clun Road B4368. At Longmeadow End turn left signed to Clungunford and Hopton Heath (B4367). Follow this road through Broome and Clungunford. At Hopton Heath proceed around the sharp left bend and the entrance to Ashlea Pools will be found on your right hand side. Continue into the development and follow the signs to No.10.

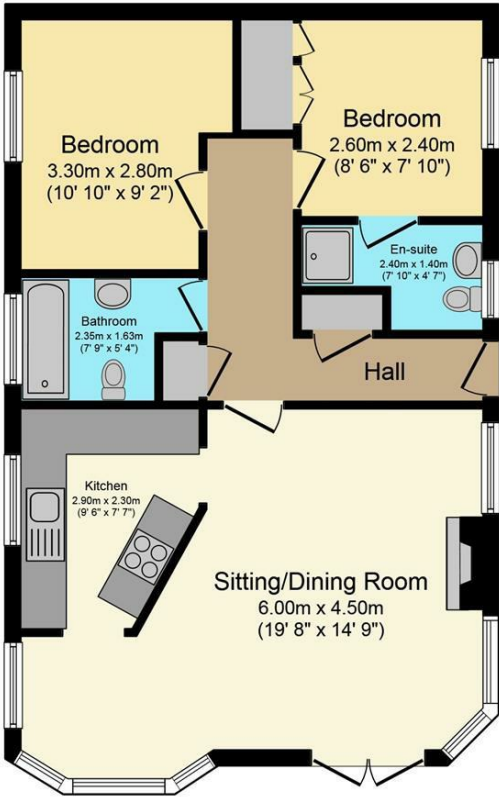
Agents Note

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

More details of the park can be found at: <http://www.ashleapools.co.uk/>



Floor Plans



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.