



Two bedroom deluxe lodge for sale

21 Riverview Holiday Park, Mangerton, TD9 0TF

[www.cdrural.co.uk](http://www.cdrural.co.uk) | T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)



## Property Details

21 Riverview Holiday Park, Mangerton, TD9 0TF

Offers in the region of  
£115,000

### Description

Spacious and versatile, two bedroom holiday lodge situated on a pleasant park with 12 month holiday license, lovely views and fishing rights included on the stretch of the river Liddle running the length of the park.

### Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY









## KEY FEATURES

- Two bedrooms with master en-suite
- Spacious living room with dining area, patio doors to balcony and views of the park and river
- Modern kitchen with integrated appliances and useful utility room
- Well maintained and tastefully decorated
- Balcony with spectacular views of the river and countryside
- Fishing rights on the stretch of the river Liddel running the length of the park
- Block paved driveway with shed
- Gas central heating
- Most furnishing is included in the sale



## **Riverside Holiday Park**

*Riverside Holiday Park in Newcastleton is a tranquil haven where the beauty of nature meets modern comfort. Nestled alongside the meandering Liddel Water, this park offers a unique opportunity for a serene and idyllic lifestyle. Imagine waking up to the gentle sound of the river, surrounded by lush greenery and the Scottish Borders' stunning landscapes. It's a place where outdoor enthusiasts can indulge in a myriad of activities, from fishing and cycling to exploring nearby forests and quaint villages. Beyond the natural allure, Riverside Holiday Park fosters a tight-knit community, where friendly neighbours become like family. Moving here is an invitation to embrace a slower pace of life, connect with nature, and relish in the simple pleasures. It's not just a second home; it's a shift towards a more peaceful, fulfilling way of living.*





## The Accommodation

The Lodge is built to a very high residential specification, with spacious and versatile accommodation situated on a very pleasant holiday park. There is a lovely and bright living room, fitted with a deluxe grey carpet, wall mounted electric fire display and ample room for several large sofas and dining table. Double French patio doors provide access to the balcony facing the river views. This cosy room has three wall mounted radiators and full height windows to admire the night sky.

The kitchen is off the living room with a useful utility room and side door to the balcony. The kitchen is in very good order, modern and contains everything you would need to live in the lodge permanently. Fitted with a 1.5 bowl drainer sink with mixer tap, integrated dishwasher, beko induction hob and built-in double oven as well as an integrated fridge and freezer, the kitchen is a chef's paradise.





## The Accommodation

There are ample built-in units in the kitchen for storage which continue into the utility room which benefits from a second sink with worktop and a fantastic storage cupboard. The gas combi boiler is housed in the utility room.

The lodge has two generous sized bedrooms with the master bedroom being en-suite complete with shower cubicle with mains shower, w.c and white hand basin. The master bedroom also boasts an incredible walk-in wardrobe. The second bedroom benefits from fitted wardrobes.

The family bathroom is located in the centre of the lodge and boasts a beautiful oval bath with mixer tap, w.c and wash hand basin, complete with vanity unit underneath. As with the rest of the lodge, the bathroom is tastefully decorated.





## The Accommodation

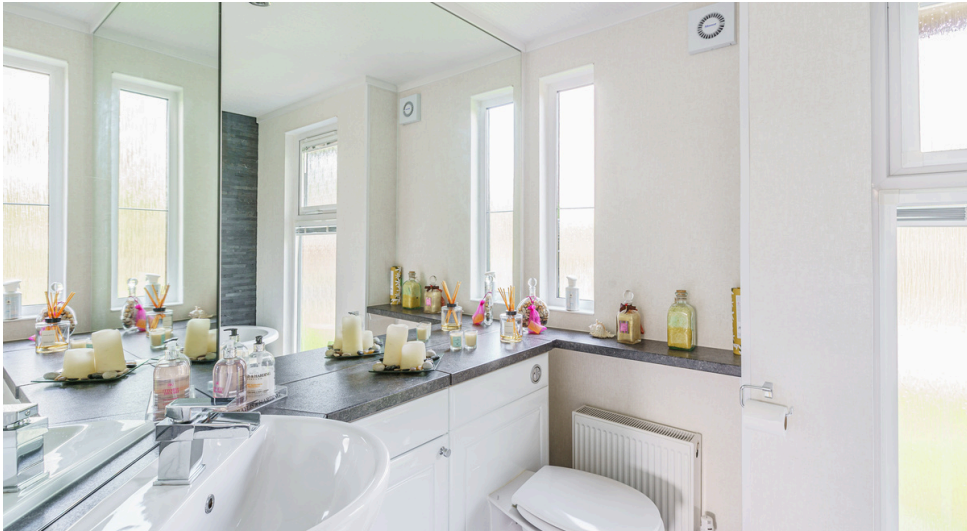
Parking is available to the side of the lodge with paths either side to the front and back door. There is an excellent shed at the top of the pitch with electricity supply and a tumble drier installed. This is currently being used for storage. The lodge is surrounded by lovely, magnificent park land which is maintained by the owners of the park. The Liddel Water flows at the bottom of the site.



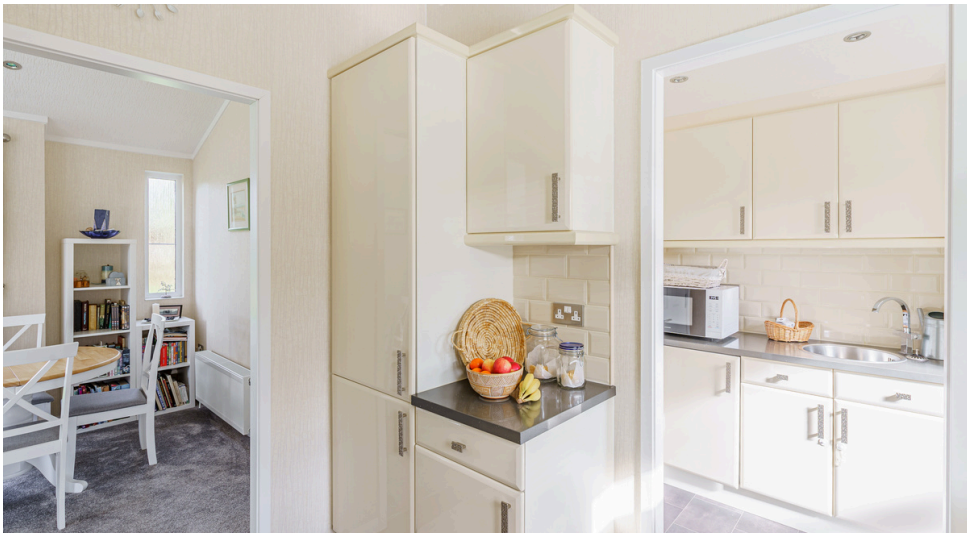








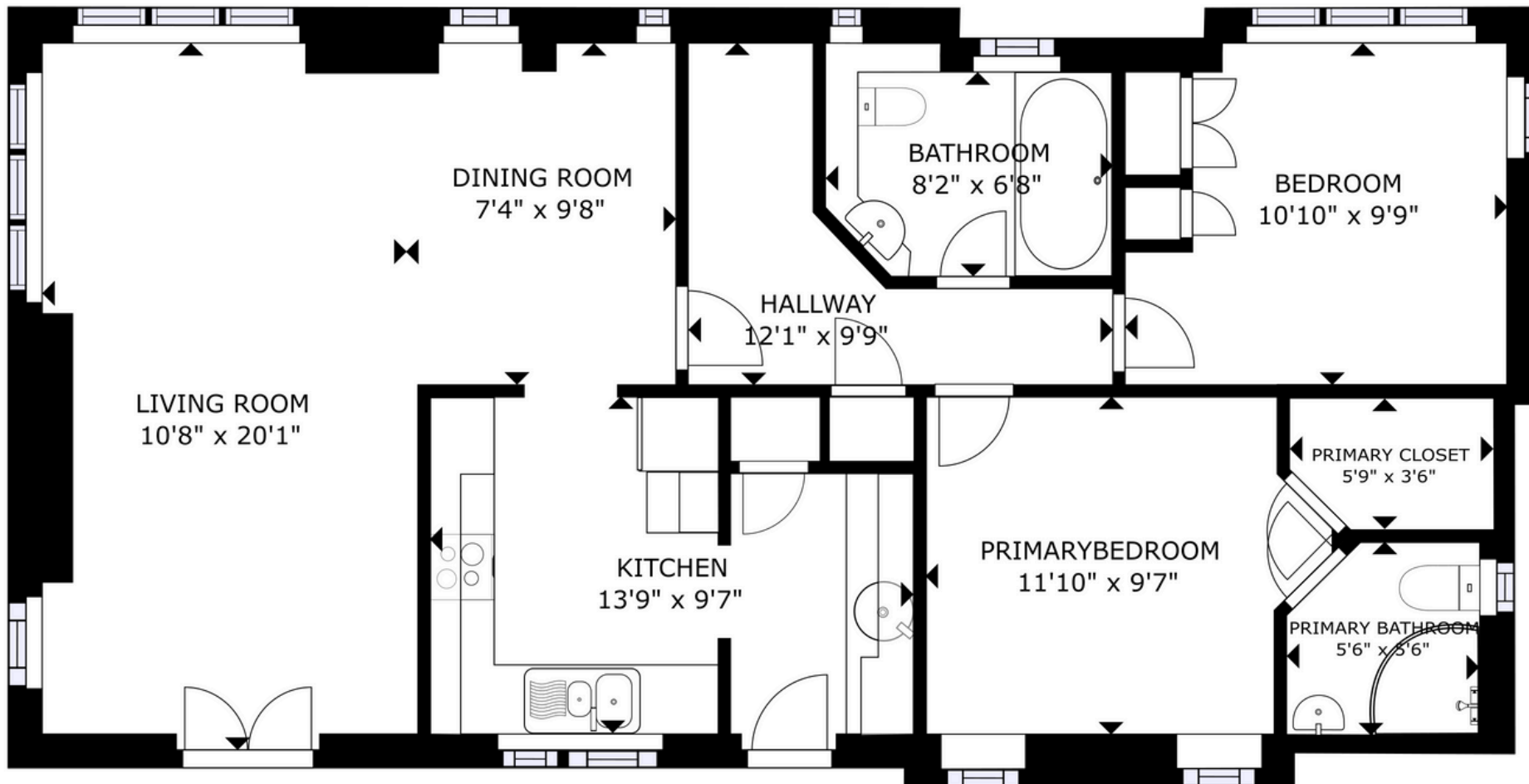












GROSS INTERNAL AREA  
 FLOOR 1: 837 sq ft  
 TOTAL: 837 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale as well most of the furnishings.

**Site Fees:** £2500 per annum.

**EPC Rating:** Not required

**Services:** The Lodge has a private water supply, serviced by a borehole, electricity, drainage and gas central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Scottish Borders Council, included in site fees.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
- No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.