



**Pool Brow Caravan Site, Poolfoot Lane**

Poulton le Fylde

**£60,000**

# Pool Brow Caravan Site

Poolfoot Lane, Poulton le Fylde

This delightful 1 bedroom park home presents a unique opportunity to own a holiday home in a tranquil setting at Pool Brow Caravan Park on a sought-after country lane, ideally located near the charming villages of Singleton and Poulton-Le-Fylde. Situated close to the M55 motorway, the property offers effortless access to the vibrant coastal town of Blackpool and its array of entertainment options. The residence boasts an inviting open-plan living area with a modern kitchen featuring integrated appliances including oven, microwave, hob, dishwasher, washer/dryer, fridge/freezer, a cosy bedroom with an en-suite bathroom, and an additional bathroom for added convenience. Notably, this property is designated as non-residential, functioning as a holiday park with a 12-month licence stipulating the necessity of an off-site permanent residence address.

Externally, the property showcases a well-manicured garden with a lush lawn, complemented by a charming raised decked patio terrace, ideal for al fresco dining or relaxing in the fresh air. This outdoor space offers a serene backdrop for enjoying the beauty of the surrounding countryside, providing a peaceful retreat in a picturesque environment.

Tenure: Non-Traditional Tenure

- Situated on Pool Brow Caravan Park on a desirable country lane within close proximity to the villages of Singleton and Poulton-Le-Fylde
- The park is convenient to the M55 motorway providing easy access to the lively seaside town of Blackpool and its many attractions
- Open Plan Living Area/Kitchen with integrated appliances, Bedroom with En-suite and Bathroom





**Living Area/Kitchen**  
20' 8" x 12' 4" (6.31m x 3.75m)

**Bedroom**  
17' 5" x 10' 2" (5.30m x 3.10m)

**En-suite**  
6' 6" x 3' 7" (1.98m x 1.10m)

**Bathroom**  
8' 6" x 4' 1" (2.58m x 1.25m)







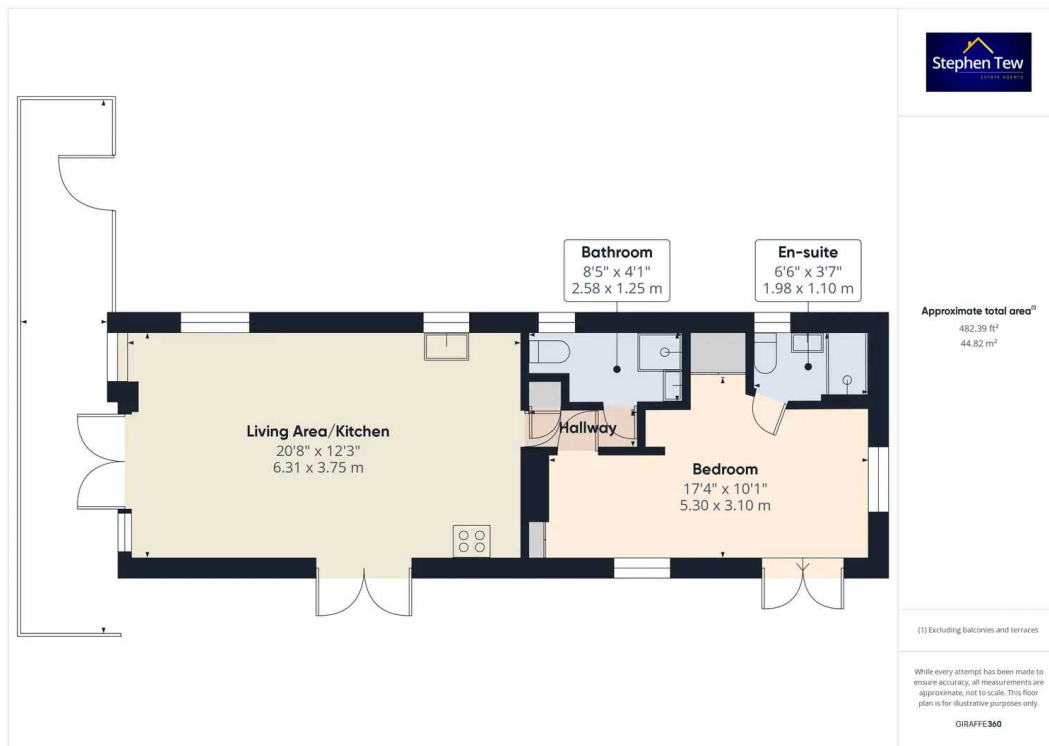
## GARDEN

Garden with laid to lawn, raised decked patio terrace

## DRIVEWAY

1 Parking Space







## Stephen Tew Estate Agents

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