

Kingfisher Country Park
Frosterley
Wolsingham
DL13 2SJ



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Kingfisher Country Park

Offers In The Region Of £69,995

INTRODUCTION

A fully furnished, two double bedroom holiday lodge at Kingfisher Country Park, set against sweeping Weardale countryside views with easy access to the River Wear. Measuring approximately 42 ft by 16 ft externally, the lodge offers an inviting open plan lounge, dining area and fitted kitchen with island breakfast bar. Bifold doors lead to a south-facing wraparound composite deck, giving the living space a generous outdoor extension for dining and relaxing. The principal bedroom has an en suite shower room, while a separate bathroom includes a full size bath. With adjacent private parking, a 12 month holiday season and no onward chain, it offers a convenient countryside retreat at any time of year. Site fees are stated to be paid up to 2027. The park also offers a gym, launderette, adventure playground and 24-hour security.

OPEN PLAN LOUNGE, DINING AND KITCHEN

22'1 x 15'10

A spacious living and dining area with double glazed windows overlooking the surrounding countryside, gas central heating radiators and a bioethanol fire. The fitted kitchen offers an island breakfast bar with storage and integrated appliances, including a fridge freezer, dishwasher, microwave, washer dryer, five ring gas hob and gas oven. Bifold doors open onto the south-facing wraparound composite deck.

ENTRANCE HALL

7'3 x 5'6

Vinyl flooring and a built in cupboard housing the LPG boiler. Doors lead to the bathroom and both bedrooms, with an open doorway into the main living area.

PRINCIPAL BEDROOM

10'0 x 10'0

A carpeted double bedroom furnished with a king size bed, dressing table and built in wardrobes. Double glazed windows, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM

6'2 x 5'9

Double shower supplied by the combi boiler, wash basin set into a cupboard unit, WC, further built in storage, vinyl flooring, double glazed window, extractor fan and radiator.

BEDROOM 2

10'0 x 9'0

Measurements taken at widest points.

A second double bedroom with carpeting, double glazed window, fitted wardrobe, dressing table and radiator. Currently shown with twin single beds.

BATHROOM

5'8 x 5'6

Full size panelled bath with shower head attachment, wash basin with cupboard below, WC, partial UPVC wall cladding, vinyl flooring, double glazed window, extractor fan and radiator.

EXTERNALLY

A raised, south-facing wraparound composite deck is accessible through the living room bifold doors and by external steps, with room for outdoor seating and dining. Two external storage boxes and a private parking bay immediately beside the lodge add practical convenience; visitor parking is nearby. External furniture is excluded from the sale.

PARK AND LOCATION

Kingfisher Country Park offers a countryside setting near Frosterley and the River Wear, with a gym, launderette, adventure playground and 24-hour security. The lodge can be enjoyed during the park's 12 month holiday season. Weardale's villages and walking routes provide plenty to explore, and the Lake District is within reach for a day trip.

PROPERTY INFORMATION

Tenure: Leasehold; approximately 19 years remaining, as supplied.

Site fees: £5,615 per annum, including water and wastewater.

Site fees paid: Stated to be fully paid up to 2027.

Council tax: Stated as not applicable.

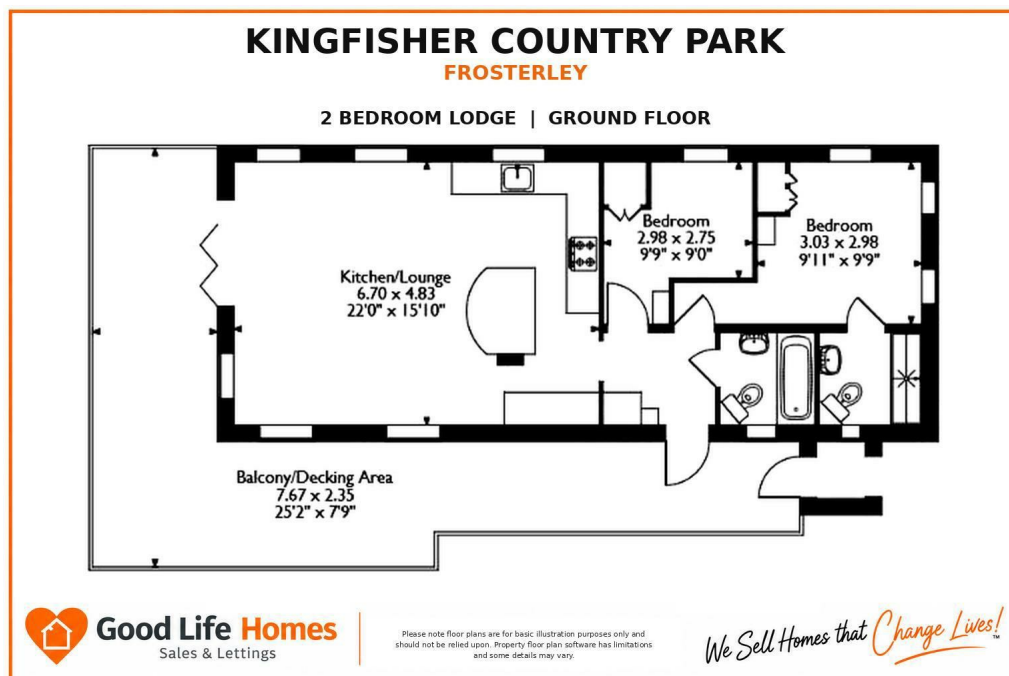
Broadband: Basic service of approximately 14 Mbps stated to be included in site fees.

Holiday use: 12 month season; buyers should check the lease and park rules for occupation conditions.

Dimensions: Overall external lodge dimensions approximately 42ft x 16ft.



River Wear
Kingfisher Verdant Park



Local Authority

N.A

Council Tax Band

Exempt

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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