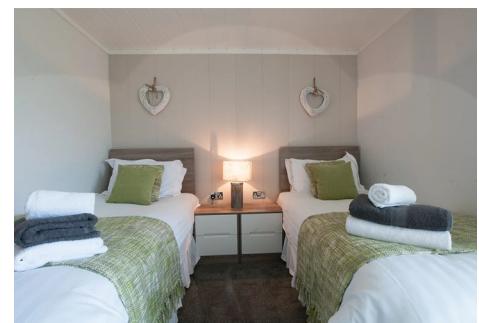




# Lodges & Caravans

FOR SALE



**Maesmawr Farm Resort, Cambrian Horizon Moat Lane, Caersws, SY17**

**£165,000**

# Cambrian Horizon Moat Lane, Caersws SY17 5SE

Make & Model: Cambrian Horizon – Bespoke (2017) Colour: Warm Brown Size: 40ft x 20ft Bedrooms: 2 Condition: New Location: Plot 23 – Nuthatch Licence Duration: 150 years (valid until October 2168)

Step into distinctive holiday living with this beautifully designed Cambrian Horizon – Bespoke lodge, set within the peaceful surroundings of Maesmawr Farm Resort. With its spacious proportions, bespoke craftsmanship, and extraordinary licence, this lodge is perfect for couples, families, or those who love to entertain while enjoying the freedom of a 12-month holiday park lifestyle.

## Lifestyle Highlights

Bespoke design: A unique lodge crafted with Cambrian's signature attention to detail and quality.

Expansive layout: At 40ft x 20ft, the lodge offers generous space for relaxation and gatherings.

Two bedrooms: Ideal for family holidays or welcoming guests, with comfort and privacy built in.

New condition: Ready to enjoy immediately, with insurance cover in place for added peace of mind.

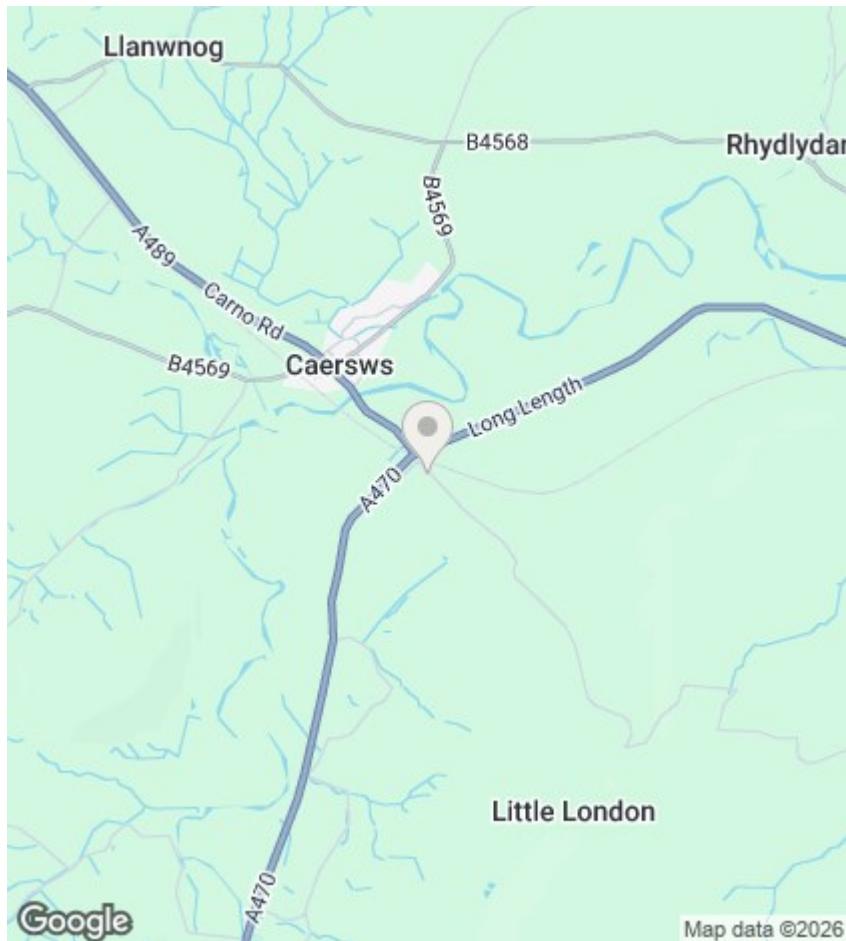
Sub-let potential: Classified as a Sub Let Unit, offering flexibility for personal use and holiday rental opportunities.

Extraordinary licence: A rare 150-year licence, ensuring long-term security and exceptional value.



Council Tax Band: Exempt





## Directions

## Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

## EPC Rating:

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