

Lodges & Caravans
FOR SALE



Maesmawr Farm Resort, ABI Ambleside Lodge Moat Lane, Caersws, SY17

^{FCF}
£84,995

ABI Ambleside Lodge Moat Lane, Caersws SY17 5SE

Make & Model: ABI Ambleside (2018) Colour: Warm Brown Size: 40ft x 13ft Bedrooms: 2 Condition: New Location: Plot 13 – Swallow Licence Duration: 250 years (valid until October 2269)

Step into timeless holiday living with this elegant ABI Ambleside lodge, beautifully positioned at the welcoming Maesmawr Farm Resort. With its spacious design and enduring licence, this lodge offers generations of enjoyment in the heart of MidWales.

Lifestyle Highlights

Generous proportions: At 40ft x 13ft, the lodge provides ample space for relaxation and entertaining.

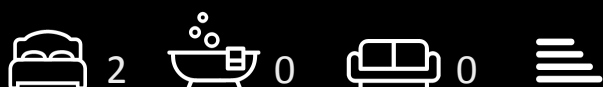
Two bedrooms: Perfect for couples, families, or guests, offering flexibility and comfort.

Classic design: The Ambleside model is renowned for its stylish finishes and practical layout, blending luxury with ease of living.

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

Extraordinary licence: A rare 250year licence, ensuring longterm security and exceptional value.

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



Council Tax Band: Exempt





Directions

Viewings

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

EPC Rating:

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	