



SAMUEL WOOD



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3 Ashlea Pools, Hopton Heath, Craven Arms, SY7 0QD  
Offers In The Region Of £110,000







## 3 Ashlea Pools

Hopton Heath, Craven Arms, SY7 0QD



- Attractive Park Home
- On-Site Facilities
- Decking and Lake Views
- Sought After Country Park
- Very Well Presented
- Allocated Parking

Welcome to 3 Ashlea Pools Park Home, a stunning holiday home located in the tranquil surroundings of Hopton Heath, Craven Arms. This beautiful park home offers comfortable and modern living spaces in a peaceful and picturesque setting. Situated within the popular Ashlea Pools Country Park, this property is perfect for those seeking a relaxing retreat in the heart of nature.

This property allows residents to enjoy the best of both worlds – a serene countryside setting with convenient access to nearby amenities. The park offers a range of facilities, including fishing lakes, woodland walks, and an on-site cafés and restaurant, providing a sense of community and recreational opportunities.

This park home presents an excellent opportunity for individuals or couples looking to embrace a peaceful and comfortable lifestyle within the stunning surroundings of Ashlea Pools Country Park. Don't miss the chance to make this beautiful property your own. Viewing essential, by appointment with Samuel Wood. EPC 'Exempt'.



Upon entering the property, you are greeted by a generous hallway leading into a bright and welcoming open-plan living area. The spacious lounge provides a comfortable space to relax and entertain, with large windows allowing natural light to flood the room. The adjacent dining area is perfect for enjoying meals with family and friends. The modern fitted kitchen boasts a range of high-quality appliances, ample storage space, and stylish countertops. The property offers two double bedrooms, one en-suite and bathroom. Described in more detail as follows:

### Entrance

A gently sloping gated walkway leads to the decking, a uPVC front door leads into

### Reception Hallway 14'5" x 11'1" (4.41 x 3.40)

Having cupboard housing the boiler and access to all rooms, doors lead off to

### Living Room 19'3" x 14'9" (5.87 x 4.50)

An open plan arrangement with engineered oak flooring, windows to front and sides, wood burning stove set on stone hearth with heat shield, French doors to front decking and opening to

### Kitchen 9'8" x 7'7" (2.96 x 2.32)

The well-designed kitchen boasts contemporary cabinetry and is equipped with a range of top-of-the-line appliances. With fitted wall and base units with heat resistant worksurface over, integrated NEFF electric ceramic hob and NEFF oven, single bowl sink and drainer, extractor and light unit, window to side, and built-in fridge freezer.





### **Bathroom 7'7" x 7'0" (2.33 x 2.14)**

The stylish bathroom features modern fixtures and fittings, including a sleek bath, a wash hand basin, and a W.C. Finished to a high standard, this bathroom provides a serene space where you can relax and rejuvenate. Having vinyl flooring, window with opaque glass to side, and extractor unit.

### **Bedroom 1 10'5" x 9'4" (3.19 x 2.87)**

This park home features two beautifully presented bedrooms, each offering a peaceful haven for restful nights. The master bedroom provides ample space and includes built-in wardrobes, ensuring ample storage, fitted carpet and window to side.

### **Bedroom 2 10'5" x 8'0" (3.19 x 2.44)**

The second bedroom features built-in wardrobes and an en-suite bathroom, with carpeted flooring and window to side. An internal door leads into

### **En-Suite Shower Room 8'0" x 5'8" (2.44 x 1.73)**

A well appointed en-suite shower room complete with modern fixtures and fittings. Finished to a high standard, offering convenience and comfort, with vinyl flooring, tiled splash areas, walk-in shower cubicle, W.C., pedestal wash hand basin, window with opaque glass to side, wall mounted vanity unit and extractor unit.

### **Outside**

The park home is set within a well-maintained plot, featuring a lovely decking area and off-road parking. A charming outdoor area provides an ideal spot for outdoor dining or simply enjoying the peaceful surroundings. One of the standout features of this property is its captivating views. Whether you are relaxing in the comfort of the living room or enjoying the outdoor space, you will be treated to picturesque vistas of the pool and surrounding countryside. The peaceful ambiance and natural beauty of the area make this a truly idyllic retreat.

### **Services**

We understand mains electricity, mains water, private drainage and gas-fired central heating from LPG cylinder is connected. Windows are double glazed, we understand Broadband is available, estimated speeds are ultrafast 1000Mbps.

### **Local Authority**

Shropshire Council  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire.  
SY2 6ND

Tel: 0345 678 9000

### **Council Tax**

We understand the property does not incur council tax.

### **Tenure**

We understand the property is of leasehold tenure.







### Viewings

Contact Craven Arms Office on: 01588 672728 Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.

### Agents Note

We understand water, refuse, site maintenance and council tax contribution is included in an annual ground rent of: £4395.45 (inclusive).



### Directions

From the Samuel Wood branch in Craven Arms, proceed out of the town centre on the B368 Clun Road for approximately 2 miles to Long Meadow End. Turn left signposted Knighton and stay on the B4367 passing through Broome and Clungunford, bearing right to stay on Church Road. Continue for approximately 1.5 miles on to Hopton Heath, bear left and follow the road, Ashlea Pools Country Park can be found on the right hand side.





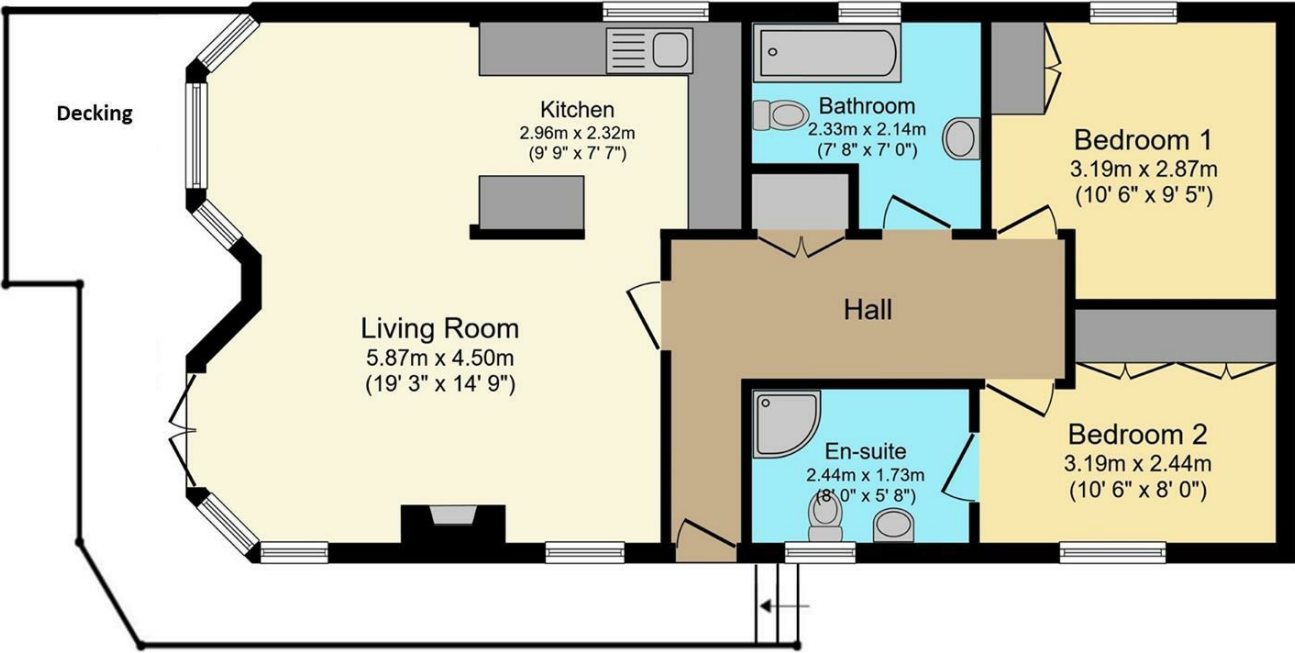








Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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