



athertons
property & land



A Well-Presented Two-Bedroom Detached Park Home with Mature Gardens, Private Parking and built to Full Residential Specification.

Welcome to an excellent opportunity to acquire a well maintained two-bedroom detached park home, beautifully positioned within The Spinney, a peaceful and well-kept development. Enjoying a stunning rural backdrop on the edge of Bowland Fell Holiday Park, this superb home offers spacious, light-filled accommodation and is ready for immediate occupation.

Set within tended gardens and benefiting from private parking and a well positioned decked seating area, the property combines everyday practicality with the calm and comfort of countryside living. With UPVC double glazed windows and Calor gas central heating, the home is warm, efficient, and inviting throughout the seasons.

Internally, a part-glazed entrance door leads into a welcoming hallway with a good sized store room off. The accommodation flows into a generous L-shaped lounge and dining room, a wonderfully bright and airy space featuring three large windows as well sliding doors that allow natural light to pour in. An electric fire with a tiled and timber surround creates a cosy focal point, while the layout provides ideal space for both relaxation and dining.

The modern kitchen is fitted with a range of contemporary base and wall units, complemented by practical work surfaces. It includes a built-in electric double oven, gas hob, stainless-steel sink with mixer tap, ample storage cupboards, integrated fridge/freezer, a UPVC double-glazed window, and a side door leading into the well light conservatory providing additional seating or storage space.

There are two comfortable double bedrooms, both well proportioned and featuring UPVC double-glazed windows and radiators. The principal bedroom includes a fitted wardrobe, while the second bedroom also benefits from built-in wardrobes - providing excellent storage solutions.

A well-appointed bathroom completes the interior, fitted with a three-piece suite comprising a corner mains shower, dual flush wc, wash basin and tiled elevations.

Externally, the home enjoys private, easy-to-maintain garden areas, decked seating area enjoying the afternoon sun, a dedicated parking space, and a useful storage shed. The setting is serene and green, offering residents a peaceful lifestyle surrounded by sweeping views of the Yorkshire Dales to the east, the Forest of Bowland to the west, and the Ribble Valley and Pendle to the south.

The Spinney forms part of a small, friendly community just one mile from the village of Tosside, and conveniently situated between the popular market towns of Settle and Clitheroe. Both towns provide excellent amenities including shops, supermarkets, medical centres, schools, and leisure facilities. Tosside itself offers a welcoming pub, community hall, and access to superb walking routes through spectacular countryside.

Services

LPG heating, all other mains services are connected.

Tenure

12 month residential licence. 2026 pitch fees £151.60 per month (£1819.20 per year).

Council Tax

Band A.

Viewings

Strictly by appointment only

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

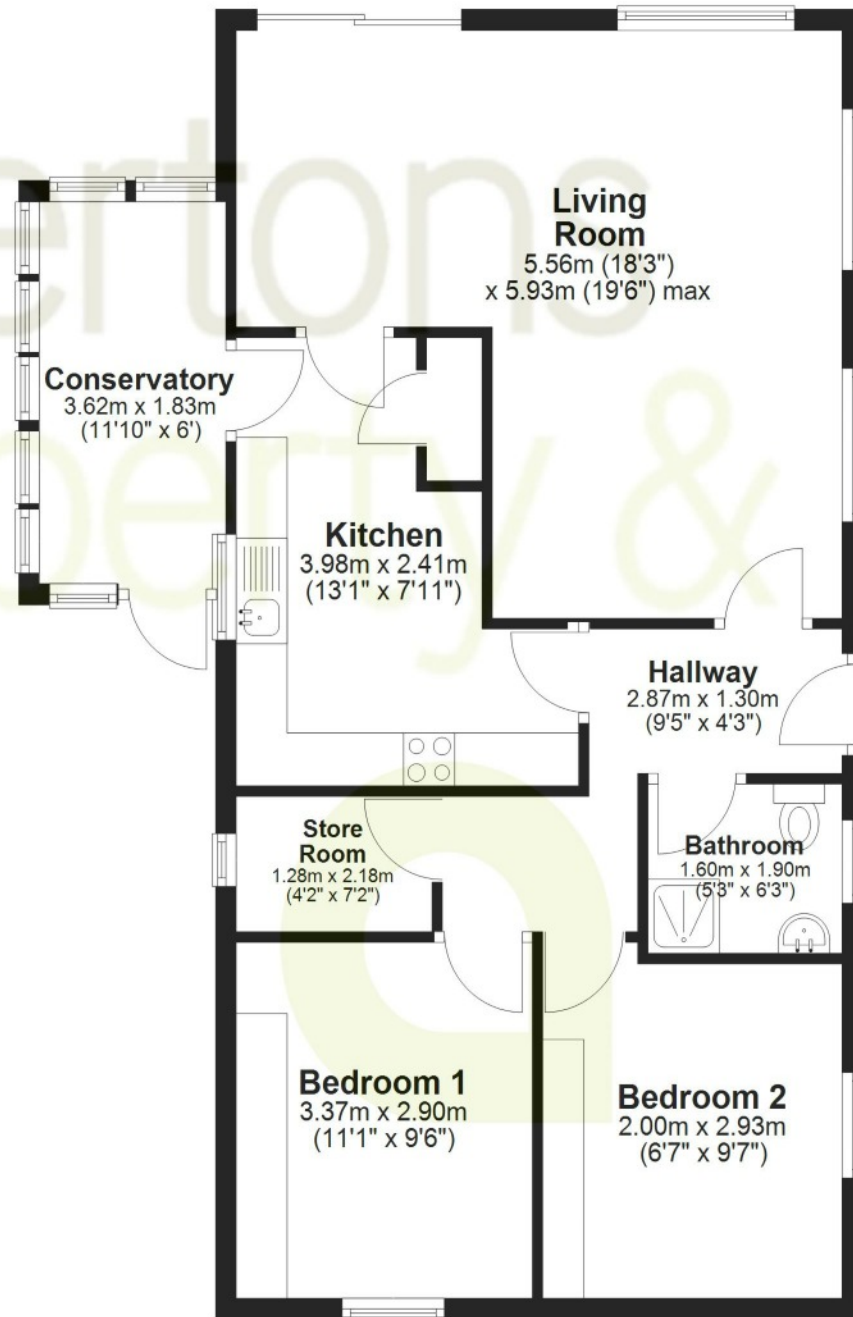
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)





Ground Floor

Approx. 71.1 sq. metres (764.9 sq. feet)



Total area: approx. 71.1 sq. metres (764.9 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





meet the team



John Atherton MRICS
Managing Director



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Julie Jackson
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Simon Kerins
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