



## Mill Lane, Gisburn, BB7 4LP

### Asking Price £150,000

THREE BEDROOM PARK HOME NESTLED ON A PICTURESQUE PARK WITH SITE FEES PAID UNTIL JANUARY 2027

Nestled in the charming village of Gisburn, Clitheroe, this well-proportioned three-bedroom residential park home offers a delightful retreat in the heart of the Ribble Valley. Surrounded by stunning countryside, the property boasts picturesque views towards Pendle Hill, making it an ideal sanctuary for nature lovers.

The home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings in. The main bedroom includes an ensuite bathroom, providing a touch of luxury and privacy, while the additional two bedrooms are well-sized and versatile, suitable for family, guests, or even a home office.

Residents of this popular park can take advantage of a range of onsite facilities, including a heated outdoor swimming pool, perfect for those warm summer days, and the highly regarded Hindelinis restaurant, where you can indulge in delightful meals without venturing far from home.

For your convenience, the property offers off-road parking for two vehicles, ensuring ease of access. Additionally, a generous decked terrace provides an excellent space for outdoor relaxation, allowing you to soak in the serene surroundings and enjoy the frequent visits from local wildlife, including peacocks and deer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Tenure TBC - Via Site Fees
- Council Tax Band TBC - Via Site Fees
- EPC Rating - Exempt Park Home
- Residential Park Home With Off Road Parking For Two Vehicles
- Three Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Main Bedroom With En suite
- Enviabl Stunning Countryside
- Access To On Site Facilities
- Close Proximity To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

Central heating radiator, loft access, smoke alarm, spotlights, coving, doors to reception room one, three bedrooms, storage cupboard cloakroom and bathroom.

Bathroom

8'2 x 6'6 (2.49m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panel bath with overhead direct feed shower, coving, spotlights, extractor fan, part tiled elevation and vinyl flooring.

Bedroom One

11' x 9'6 (3.35m x 2.90m)

UPVC double glazed window, central heating radiator, coving, spotlights, television point, fitted wardrobes and door to en suite.

En Suite

9'4 x 5' (2.84m x 1.52m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower, coving, spotlights, part tiled elevation and vinyl flooring.

Bedroom Two

9'8 x 8' (2.95m x 2.44m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes,

Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

UPVC double glazed window, central heating radiator, coving and fitted storage.

Reception Room

17'7 x 10'8 (5.36m x 3.25m)

Three UPVC double glazed windows, two central heating radiators, coving, television point, open access to a kitchen and reception room two. UPVC double glazed French doors to rear.

Kitchen

8'5 x 7'2 (2.57m x 2.18m)

UPVC double glazed window, wall and base units with laminate work tops, oven with four ring electric hob, extractor hood, stainless steel splash back, double stainless steel sinks and drainer with mixer tap, integrated coffee machine, integrated dishwasher, coving and spotlights.

Reception Room Two

8'9 x 8'5 (2.67m x 2.57m)

Two UPVC double glazed windows, central heating radiator, coving and spotlights.

External

Rear

Decked terrace which opens out to the surrounding communal areas, residents pool on sight and on site restaurant and bar/cafe.

Front

Two parking spaces.



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