



## **Kingsdale Lodge, Wenningdale Escapes, Bentham, LA2 7AG**

### **Price Guide £165,000**

Exceptional value with this stunning holiday park home, located on an exclusive pitch, enjoying fantastic views across the fairways of Bentham Golf Club to Ingleborough in the Yorkshire Dales.

With a long licence, Kingsdale is 4 years old and immaculately presented. Uniquely for this sought after location, there's a hot tub and option to holiday let - enabling you to earn income from your investment whilst you're not using it. Wenningdale Escapes take care of everything for you - managing the bookings and handover - it couldn't be easier.

B4RN ultrafast broadband is connected. Available fully furnished. Viewing is essential in order to appreciate the comfort, quality and exceptional views.



## Kingsdale Lodge



In brief, the spacious accommodation comprises: entrance hall with useful storage cupboard; superb open plan living/dining/kitchen with appliances and stunning fairway views; useful utility room; double bedroom 1 with ample wardrobe space and pristine en-suite; generous bedroom 2 with wardrobes - suitable as a double or twin; and a contemporary bathroom.

Outside, the lodge has PVC decking, from which to enjoy the spectacular views. Kingsdale Lodge has its own hot tub too - Perfect for relaxing after a day on the golf course or hiking in the Yorkshire Dales. Parking is available.

## Wenningdale Escapes

The lodge is sited on an exclusive pitch in the heart of Bentham Golf Club - described as a "diamond of the Dales" - the 18 hole course offers a challenge to golfers of all abilities. There's a welcoming 1922 Bar & Kitchen clubhouse too. Maintained to an impeccable standard, this is a great base for luxurious golfing breaks, or days out in the spectacular scenery of the Yorkshire Dales, Forest of Bowland and Lake District. Nearby market towns include Kirkby Lonsdale and Settle. Approx. 25 minutes by car from Lancaster on the M6.

## Licence

34 year licence with 30 years remaining. Pitch fee for 2023: £4,357.50 Inc. VAT. Pitch fee review date: 1st October. Pitch fee year: 1st March. Mains water from site spring. Private site drainage. Piped Calor Gas. New

gas central heating boiler 2023 with 12 year warranty. B4RN ultrafast fibre broadband.

## Hall

Spacious entrance hall with UPVC double glazed external door to the front aspect. Useful, large storage cupboard. Laminate flooring. Radiator. Access to all accommodation.

## Kitchen/Dining/Living 18'11" x 17'7" (5.76m x 5.37m)



Superb and inviting open place space with panoramic views of the course. UPVC double glazed windows to the front and rear aspects with 2 UPVC double glazed patio doors opening to the decking area. Laminate flooring throughout. 4 radiators.

## Kitchen Area



Stylish kitchen area with range of wall and base mounted units and breakfast bar. Stainless steel sink and drainer. Gas hob with extractor over. Integrated cooker and microwave. Dishwasher. Fridge freezer.

## Dining Area



Family dining area.

## Reception Area



Comfortable reception area with feature fire and wall mounted TV.

## Utility 9'3" x 5'1" (2.81m x 1.56m)



Useful utility room with UPVC double glazed external door to the rear aspect. Range of base mounted units. Stainless steel sink and

drainer. Washing machine. Gas central heating boiler. Laminate flooring. Radiator.

## Bedroom 1 9'3" x 11'9" (2.81m x 3.58m)



Superb master bedroom with 2 UPVC double glazed windows to the rear aspect. Range of fitted wardrobes with sliding mirror doors. Wall mounted TV. Carpet. Radiator. Access to:

## En-suite 8'3" x 3'11" (2.52m x 1.20m)



Pristine master en-suite with UPVC double glazed window to the side aspect. Shower, vanity unit with wash hand basin and WC. Mirror with light. Extractor. Laminate flooring. Heated towel rail.



### Bedroom 2 9'4" x 12'7" (2.85m x 3.84m)



Another generous bedroom with UPVC double glazed window to the side aspect. Currently configured as a spacious twin. Fitted wardrobe with sliding mirror doors. Carpet. Radiator.

### Bathroom 5'10" x 6'6" (1.79m x 1.98m)



Contemporary bathroom with UPVC double glazed window to the front aspect. Bath with screen and shower over, vanity unit with wash hand basin and WC. Extractor. Laminate flooring. Heated towel rail.

### Outside



PVC decking with glass balustrade. Stunning views across the fairways to Ingleborough. Hot tub. Parking area.

### Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in

these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

### FISHER HOPPER

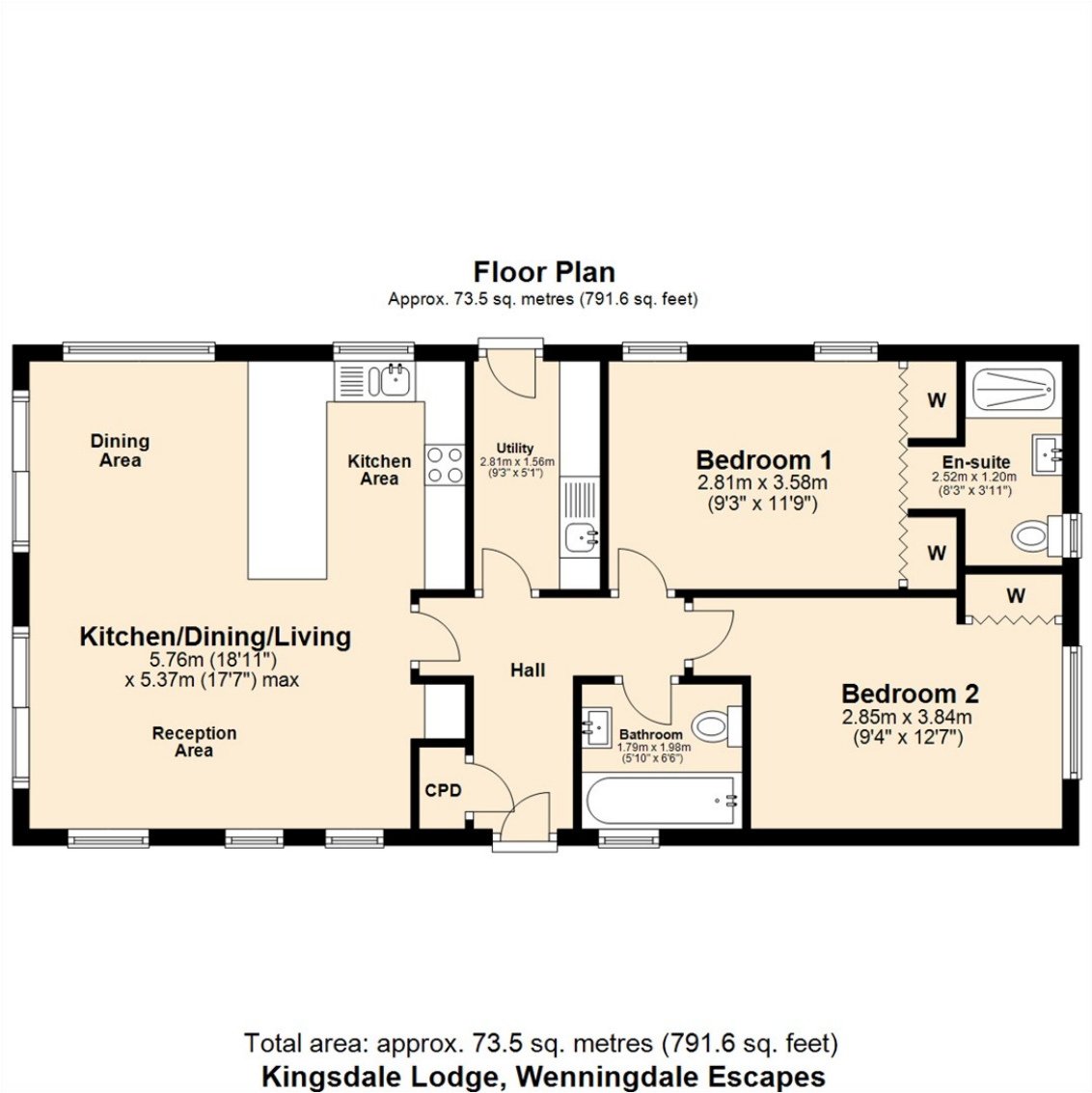
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### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map

