



23 Flying Horseshoe Caravan Park, Clapham Station, LA2 8ES Offers In The Region Of £72,500

2018 Holiday Lodge on peaceful park with 50 week season.

23 Flying Horseshoe

A bespoke 42ft x 15ft 2019 model, this is a high specification Lakeland Leisure Home at The Flying Horseshoe Caravan Park in the hamlet of Clapham Station, close to the Yorkshire Dales National Park. With a stunning open plan kitchen/diner/lounge, 2 beds and timber decking, this is a great holiday lodge in a peaceful location.

The site is open for 50 weeks each year: typically closing in the last 2 weeks of January. Site fees are paid up to December 2024 (£4000 Inc. VAT for 2024). Water and drainage are included in the site fee. Gas and electricity are paid based on usage. B4RN high speed fibre broadband available.

The accommodation briefly comprises, entrance hall with loft access and storage, spacious open plan lounge/kitchen/diner with media wall and patio doors to timber decking, master bedroom with fitted wardrobes, twin bedroom 2 and family bathroom and has been hardly used since first purchased in 2019.

Outside, the lodge has a timber decking area, private garden area, shed with electric and 1 parking space.

Along with the Yorkshire Dales, the lodge is well located for the Forest of Bowland, Lake District and Morecambe Bay. Trains can be caught at Clapham Station, less than a 5 minute walk away, with connections to Leeds and Lancaster. The A65 provides easy access to nearby Kirkby Lonsdale and Settle. Lancaster and the M6 are 25 minutes by car. The nearby town of Bentham has a GP Surgery, bank, Post Office, grocery stores, pubs and bars.

Ground Rent and Rates are £4000 Inc. VAT per annum for 2024 (paid for 2024) - including water and drainage. Licenses are for 30 years and are renewable. Electricity and gas are charged separately. B4RN high speed internet is available by request. The lodge has gas central heating, is well-insulated and is fully double glazed.

Entrance Hall



Front door to decking. Large double cupboard. Loft access. Carpet. Doors to bedrooms and bathroom.

Sitting Room / Kitchen / Diner 20'5" x 13'7" (6.24m x 4.15m)



Spacious open plan layout. Sitting room with carpet and new electric feature fireplace and fire. Media wall with TV stand. Patio doors to decking. Vinyl flooring to the kitchen/diner area with a range of high spec wall and base mounted units. Stainless steel sink with drainer. Integral oven, hob with extractor over, microwave, fridge freezer, washing machine and dishwasher. The dining area has space for good-size 4 seater. Curtains, blinds, two settees with cushions, along with table and 4 chairs to be included in sale.

Bedroom One 13'9" x 9'2" (4.20m x 2.80m)



Good-sized bedroom one with carpet. Double wardrobe with sliding glass doors. Two bedside cabinets. Wall mounted TV and stand. Double glazed window with curtains and poles.

Bedroom Two 9'1" x 6'9" (2.78m x 2.07m)



Twin bedroom with carpet and built-in wardrobe, double glazed window. To include both single beds and covers, bedside drawers, wardrobe, curtains and pole.

Bathroom



Family bathroom with WC, wash basin and bath with shower over.

External

External Store

External store with electric.

Garden



Garden area with lawn and high stone wall proving privacy.

Parking



Ample parking at either side of property.

Decking



Timber steps leading to large decking area to side and front, providing a superb seating 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

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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.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

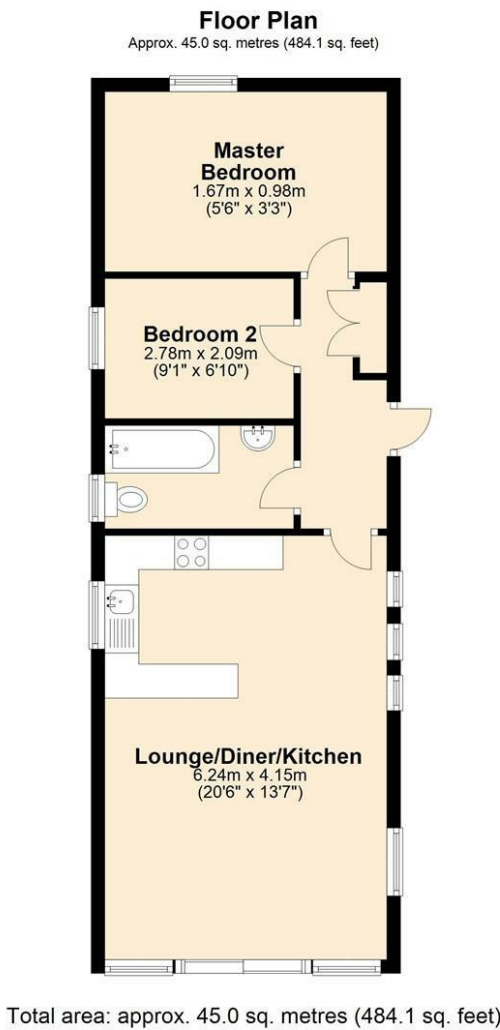
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FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph