

Paddock View Holiday Park

Kinnerley Oswestry

SY10 8DB



16 Bedroom Not specified
Offers In The Region Of £1,600,000

The features

- FABULOUS BUSINESS OPPORTUNITY
- FOUR DETACHED PURPOSE BUILT CHALETs
- LARGE SUN TERRACES AND HOT TUBS
- TENNIS COURT AND PLAY AREA
- VACANT POSSESSION UPON COMPLETION
- LUXURIOUS HOLIDAY PARK
- EACH OFFERING STUNNING CONTEMPORARY ACCOMMODATION
- DELIGHTFUL PARKLAND GARDENS
- VIEWING HIGHLY RECOMMENDED
- EPC rating B



***** WOW WHAT A FABULOUS BUSINESS OPPORTUNITY *****

Monks are delighted to bring to the market the sale of Paddock Lodge - a truly fabulous and successful business in a lovely parkland setting in this much sought after location to the West of Shrewsbury.

Comprising 4 luxurious detached Lodges which are finished to an exceptional standard of contemporary finish each with a large decked sun terrace and entertaining area with hot tubs.

An idyllic get away holiday location.

Viewing Essential.

Property details

DESCRIPTION

This is an excellent opportunity to purchase this popular and well visited Holiday Park - perfect for those looking for an investment/business opportunity. Set within a secure entrance the individual chalets offer spacious and contemporary accommodation which is exceptionally well equipped with today's modern luxuries - making for a great family getaway - group get together or some couple chill out time. Set within lovely grounds with a play area and individual hot tubs there are lovely walks on hand to two village pubs/restaurants and offers ease of access to explore the nearby County Town of Shrewsbury and close to the gateway to exploring Wales.

LOCATION

Paddock Lodge is located in the semi rural hamlet of Kinnerley which offers a range of day to day amenities including Public House, Shop with Post Office. Surrounded by open countryside the property is 6 miles from the busy and popular market town of Oswestry and just 13 miles from the County Town of Shrewsbury. Access to the A5 main road network is easily accessible to Wrexham, Chester, Manchester and Liverpool or from Shrewsbury to the M54 accessing Telford and Birmingham. The nearest rail station is in Gobowen 11 miles away offering links to Chester, Manchester, or via Shrewsbury to Birmingham and further afield. Schooling in the area is excellent and includes Packwood Hugh, Oswestry Grammar school, Moreton School for girls and Ellesmere College.

HOLIDAY LODGES

Each of the detached lodges offer over 1700 square foot of luxurious accommodation which has been finished to an exceptional standard and comprise - fabulous open plan Living/Dining/Kitchen with well equipped Kitchen with appliances, the Lounge and Dining areas each have sliding doors leading onto the decked sun terrace which is perfect for those who love to dine alfresco. Each of the four double Bedrooms have an en suite and there is a complementary Utility Room.

Externally the veranda/sun terrace is of a good size and perfect for entertaining and each has its own hot tub which provides views over the adjacent lawns and gardens. Ample off road parking for each Chalet.

OUTBUILDINGS

There are store rooms, handy man shed and fully equipped laundry room providing housekeeping facilities for the park.

TENNIS COURT

A full sized enclosed tennis court.

GROUND

The park benefits from stunning private lawned gardens and rural views. There is also a play area for smaller children and ample parking.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band G - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

Paddock View Holiday Park, Kinnerley, Oswestry, SY10 8DB.

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Get in touch

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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