



## 28 Willow Drive, Merlewood Country Park

£45,000 Non-Traditional Tenure

Council Tax band: TBD

Tenure: Non-Traditional Tenure



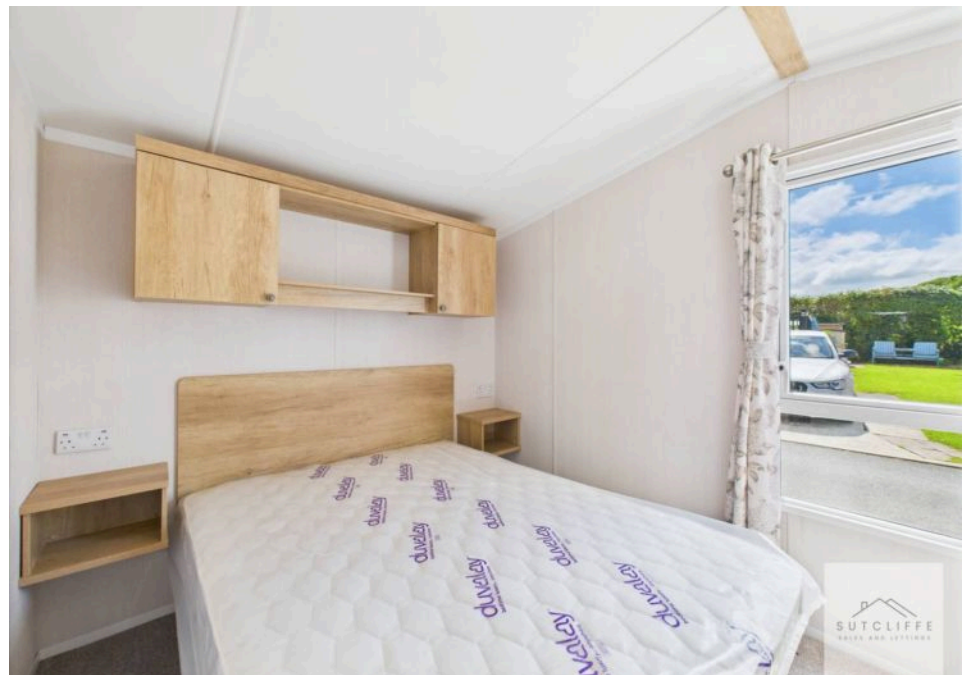
**Welcome to Merlewood Country Holiday Park**—a truly special destination where the natural beauty of the Lancashire countryside blends seamlessly with modern comforts and a warm, welcoming atmosphere.

Nestled on a peaceful hillside, Merlewood boasts **breath taking panoramic views** over the River Wyre and the rolling Bowland Hills beyond. It's the kind of place where you can **slow down, breathe deeply, and truly unwind**, all while being just a short drive from Great Eccleston, Garstang's Market Town, the Fylde Coast, and a wealth of local attractions.

Every detail of the park is designed with comfort and convenience in mind. You'll find spotless facilities including modern showers, toilets, and a fully equipped laundry room. For pet lovers, Merlewood goes above and beyond with a **dedicated dog shower** and a **beautifully landscaped dog walk**—a perfect trail for both pups and people, with stunning views and a delightful surprise: a visit from the park's cheeky resident **alpacos**. They're curious, playful, and always ready for a photo op.



- Brand New Fully Furnished
- Swift Burgundy 33 x 12
- 15 Year License
- 12 Month Site
- Two Bedrooms
- Open Plan Living Room, Kitchen, Diner
- Shower Room
- Parking For One Vehicle
- Pet Friendly



## **Kitchen / Living Area**

16' 8" x 11' 8" (5.08m x 3.56m)

Beautifully presented open-plan kitchen and living space, designed for comfort and style. Neutral décor is complemented by soft, contrasting furnishings, creating a warm, inviting feel. Vaulted ceilings with spotlights enhance the space, while large patio windows offer stunning views of rolling countryside. The living area features a cosy corner sofa, coffee table, TV unit, and an electric feature fire. The stylish kitchen includes contrasting cupboards and worktops, a stainless steel sink with drainer, gas cooker with extractor, integrated microwave, and fridge freezer. A side-aspect window with blind brings in natural light. The comfortable dining area makes this space ideal for entertaining or relaxing with family and friends.

## **Bedroom 1**

11' 8" x 7' 5" (3.56m x 2.26m)

This generously sized bedroom is beautifully decorated in soothing neutral tones, offering a calm and restful atmosphere. Featuring a luxurious king-size bed set on plush carpeted flooring, the space is both comfortable and elegant. A large side-aspect window fills the room with natural light, enhancing the airy feel. Thoughtfully designed with practicality in mind, the room includes bedside tables, overhead storage, and ample plug sockets with built-in USB chargers for modern convenience. Ceiling spotlights provide a soft, ambient glow, while a dressing table with matching stool offers the perfect space to get ready. Completing the room are double fitted wardrobes and a radiator, ensuring both style and functionality.

## **Bedroom 2**

8' 5" x 5' 6" (2.57m x 1.68m)

A well-proportioned second bedroom featuring two single beds, ideal for guests or family. Decorated in neutral tones with contrasting soft furnishings, the room feels both welcoming and stylish. Plush carpet flooring adds warmth and comfort underfoot. Practical storage solutions include over-bed cupboards, a wardrobe, drawers, and shelving, along with a wall-mounted mirror. Ample plug sockets ensure convenience for charging devices or using bedside lighting. A side-aspect window allows for plenty of natural light, making this a bright and functional space perfect for rest or relaxation.

## **Shower Room**

6' 4" x 3' 5" (1.93m x 1.04m)

A spacious and contemporary shower room featuring a large walk-in shower for ease and comfort. The space is complemented by a sleek pedestal sink with mirrored overhead storage, a modern W.C., modern cushion flooring and a heated towel rail for added luxury. An opaque side-aspect window with a fitted blind provides natural light while maintaining privacy. Finished in a clean, neutral palette, this stylish shower room blends practicality with modern comfort.

## GARDEN

32' 12" x 11' 12" (10.06m x 3.66m)

This appealing home boasts a low-maintenance exterior finished in durable cladding, set on a neat stone plot—ideal for pots, planters, and easy upkeep. Private parking for one vehicle is conveniently located to the side. Perfectly positioned within the park, the property enjoys stunning open views and is just a short stroll from scenic countryside walks, a dedicated dog walking area, and a delightful alpaca field—offering a truly idyllic lifestyle setting.

## OFF STREET

1 Parking Space

Parking for one vehicle is available at the side of the home.













Approximate total area<sup>(1)</sup>  
34.9 m<sup>2</sup>  
376 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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