



SHEPHERDS PURSE, KIELDER, HEXHAM
NORTHUMBERLAND, NE48 1EL



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Hexham, Northumberland, NE48 1EL

Nestled quietly in Clear Sky Lodge Park and set within Kielder Water and Forest Park lies Shepherd's Purse, a well presented three bedroom lodge.

- Three bedroom lodge
- Ensuite main bedroom
- Fully furnished
- Stunning views
- Private parking



ASKING PRICE £60,000

GET IN TOUCH

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Description

The internal accommodation is bright and spacious and benefitting from double glazing and LPG central heating. The lodge has been updated by the current owners creating a home from home.

Entering the lodge via the front door off the veranda, there is an open plan dining, kitchen and lounge area. The kitchen is fitted with an excellent range of wall and base cabinets with contrasting work surfaces, gas hob and oven with extractor above, stainless steel sink unit and drainer and washing machine, dishwasher and built in fridge / freezer. The spacious lounge has a digital TV point and electric fire with a separate door out to the veranda. A corridor off the lounge with a useful storage cupboard, leads to one double bedroom with ensuite shower room, two further twin bedrooms and a family bathroom.

There is private parking in front of the lodge with a large, raised veranda area (with storage under) which was rebuilt in 2019 taking advantage of the beautiful scenery and views.



The lodge is set within Clear Sky Lodge Park and can be occupied for eleven months of the year with the park being closed for the month of February. The Park owners have made a number of improvements to the infrastructure of the park over the last few years and the site is very well maintained and attractive with lodges being well spaced out for the privacy and the enjoyment of owners. Shepherds Purse occupies a prime location within the site.

Dining area: 8'3 (2.52m) max x 7'9 (2.36m) max

Sitting room 16'4 (4.98m) max x 11'0 (3.35m) max

Kitchen 9'9 (2.97m) max x 7'11 (2.41m) max

Bathroom with panelled bath, wash hand basin, low level WC, ceramic tiling

Master bedroom 9'8 (2.95m) max x 9'5 (2.87m) max with fitted wardrobe and dressing table

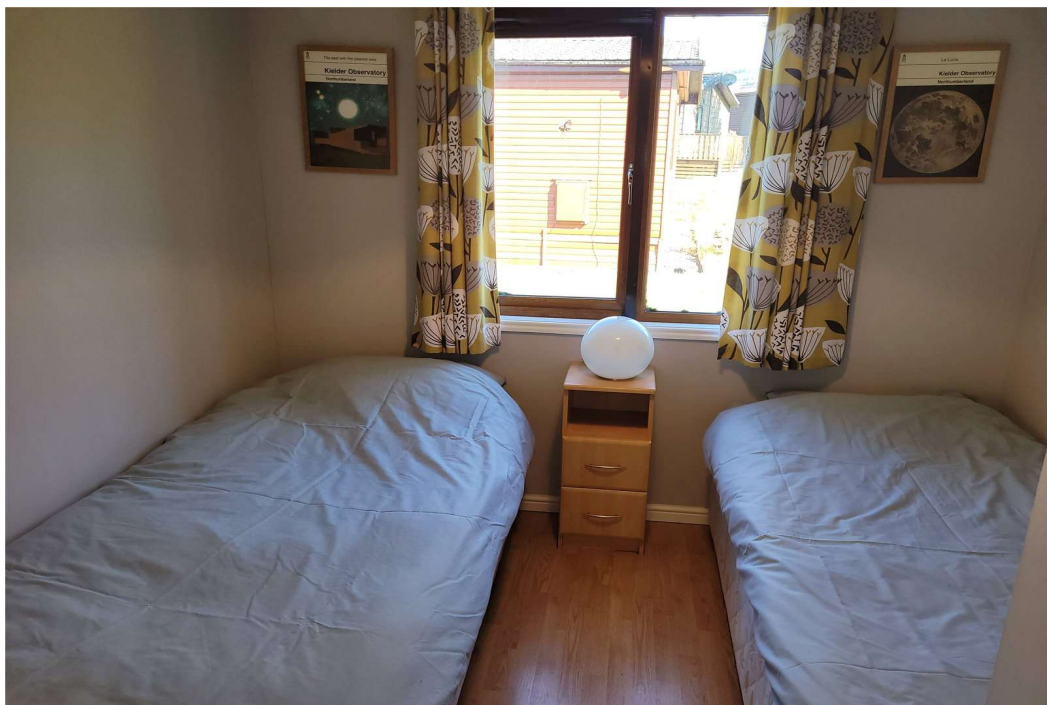
Ensuite with shower cubicle, wash hand basin, low level WC.

Bedroom two 9'6 (2.90m) max x 8'7 (2.62m) max with fitted wardrobe

Bedroom three 9'1 (2.77m) max x 8'6 (2.59m) max with fitted wardrobe.

Externally there is a large veranda and gravel parking area





Location

Kielder is home to England's largest forest and the biggest man-made lake in Northern Europe. There are miles of picturesque walking trails and dedicated off road cycling, there's an adventure for everyone – from leisurely family strolls to adrenaline fuelled rides through the forest.

Located within the Northumberland International Dark Sky Park, Kielder is a dream destination for star gazers with amazing starry nights and frequent sightings of the northern lights. Kielder is also home to the renowned Kielder Observatory.

The village of Kielder benefits from a general store, petrol station and public house.

Services

LPG central heating, mains water and mains electricity

Charges

Length of Lease: 50 years from 2005 (30 years remaining)

Site fees £3,400.00 per annum

Water and Sewage £138.00 per annum

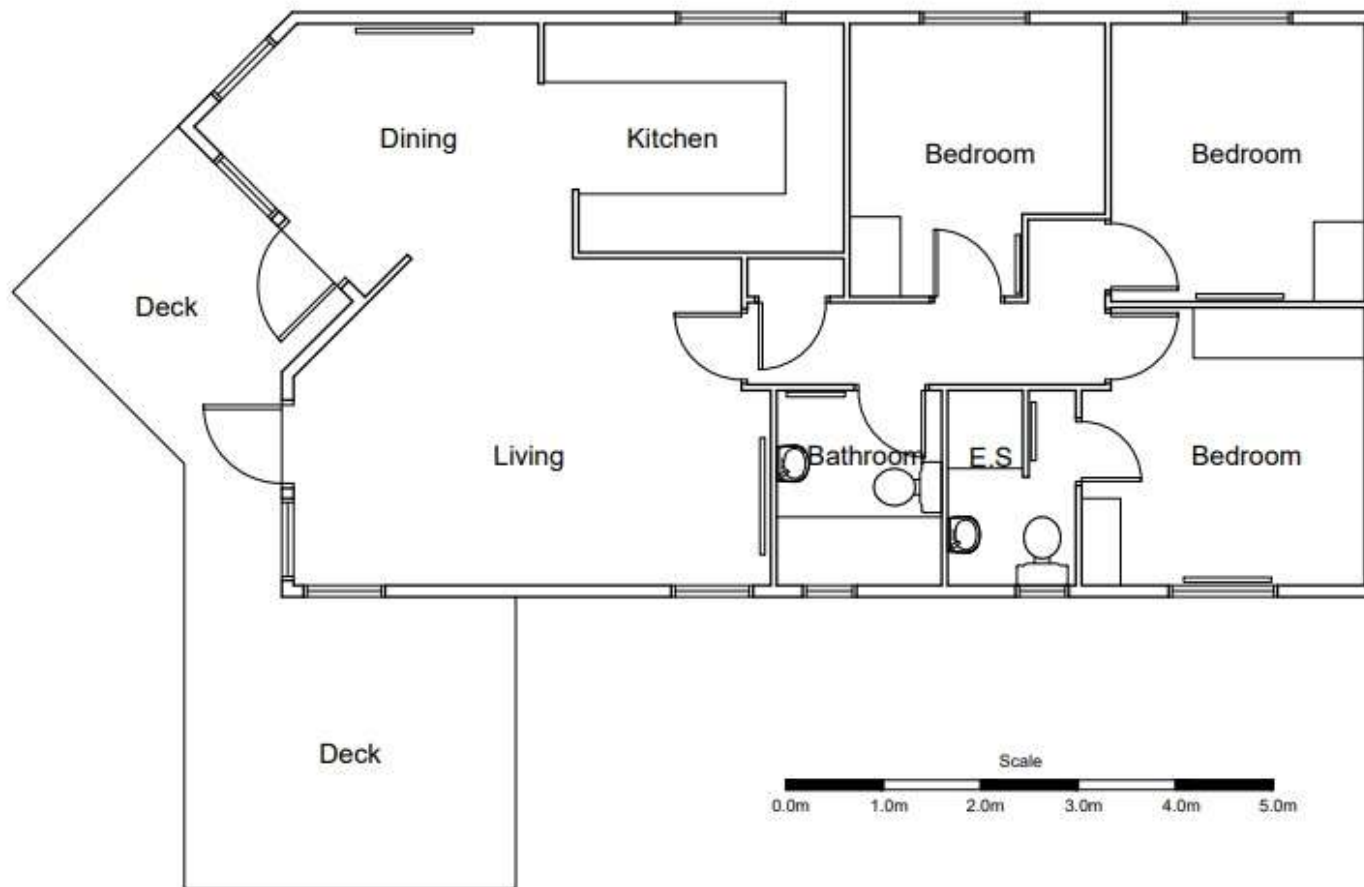
The cabin is for the use of owners and family only and cannot be sublet.

Viewings

Viewing is strictly by appointment only. Please contact YoungsRPS Hexham office to make arrangements.

Free Market Appraisal

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



www.youngsrps.com
Hexham 01434 608980



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