



Plot 18, Castle Inn Holiday Park, Wigmore, HR6 9UN  
Offers In The Region Of £57,500

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## Plot 18, Castle Inn Holiday Park, Wigmore

Sitting within the peaceful and friendly Castle Inn Holiday Park in the charming village of Wigmore, this well-presented three-bedroom lodge offers the perfect countryside retreat. Whether you're looking for a relaxing holiday base or a getaway to share with family and friends, this lodge provides comfort, convenience, and a wonderful setting.

### FEATURES

- Immaculate Detached Lodge Home
- Three Bedrooms
- Open-Plan Living Area
- Fully Equipped Modern Kitchen
- Bathroom and En-Suite Shower Room
- Wrap-Around Decking and Outdoor Space
- Designated Plot with Parking
- 12 Month Occupancy
- No Onward Chain



### Material Information

**Offers In The Region Of** £57,500

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** A

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



## Introduction

This well-presented three-bedroom static lodge is set in a lovely position within the peaceful Castle Inn Holiday Park. The spacious open-plan living area is bright and inviting, with a comfortable lounge, dining space, and fully equipped kitchen. Three bedrooms provide ample accommodation for family or guests, complemented by a practical bathroom and separate en-suite shower room.

## Property Description

As you step inside this beautiful lodge, you are welcomed by an inviting main living area – a beautifully presented, open-plan kitchen, dining, and lounge designed to make the most of the surrounding countryside views. This triple-aspect space is wonderfully light and airy, with two sets of double doors opening onto a decked balcony, ideal for enjoying a morning coffee or evening drink. The kitchen features a stylish range of wall and base units, finished to a high standard, with a built-in cooker and extractor hood. Integrated appliances, including a fridge, freezer, and dishwasher, create a sleek and seamless look, while thoughtful details such as glass-fronted cupboards add charm and practicality. The dining area flows naturally from the kitchen, making it a bright and uplifting spot for meals. The lounge is currently arranged around a feature fireplace, providing the perfect place to relax after a day of exploring.

The hallway leads to three bedrooms, including a master suite at the far end with fitted wardrobes, and a modern en-suite shower room. The second double bedroom also features fitted wardrobes, while the third bedroom offers versatility for guests or as a home office. A

well-appointed main bathroom with a bath and shower over, vanity basin, and W.C. completes the accommodation.

## Outside & Parking

Outside, the lodge enjoys its own private plot with wrap-around decking providing space for outdoor seating and dining. A block paved driveway provides designated parking, with a gravelled area providing further outdoor space.

## Location

Situated in the historic village of Wigmore, this property benefits from a range of local amenities, a welcoming community, and access to scenic walks. It is conveniently close to Leominster, offering shops, restaurants, and excellent transport links, while being surrounded by beautiful countryside with the Welsh border and charming market towns just a short drive away.

## Services

We understand LPG gas central heating (boiler is located in the hall cupboard) is connected, with mains water, drainage and electricity.

The Ground rent is £3000 per year which also includes the water. This has been paid by the current vendor and will expire end of February 2026.

## Flood Risk

Rivers and the sea: Very low.

## Broadband

Estimated Broadband Speeds: - Standard 20 Mbps | Superfast 80 Mbps | Ultrafast 1000 Mbps

Networks in your area - Gigaclear, Openreach

Source: Ofcom Mobile Checker









## Local Authority

Herefordshire Council

Tax Band: A

12 Month Occupancy.

## Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## Viewing Arrangements

To fully appreciate the charm, and lifestyle this exceptional lodge delivers, arrange a viewing appointment through Cobb Amos - Ludlow Office.

Tel: 01584 874 450 Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)



## DIRECTIONS

We recommend using What3Words, navigate to: - [///impresses.dealings.privately](https://www.what3words.com/#!/impresses.dealings.privately)











We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

# COBB AMOS

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