



Newbridge Country Park

Newbridge, DG2 0LF

Offers Over £99,000



- Spacious two-bedroom holiday lodge
- Open-plan living and dining
- Principal bedroom with dressing room
- Two raised decked areas
- Private off-street parking
- Approximately 40ft in length
- Fully equipped integrated kitchen
- En-suite and family shower rooms
- LPG central heating
- Approx. £2,700 annual site fee – includes gas, electricity, water & site taxes

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Enjoy a relaxed country-park lifestyle with this spacious two-bedroom lodge at Newbridge Country Park, an established over-50s community offering an appealing setting for those looking to escape, unwind and enjoy a slower pace of life.

There is a real sense of community across the park, with communal facilities including shower blocks, shared areas and storage facilities available on site. Whether enjoying time outside, meeting neighbours or simply relaxing in your own private space, the setting offers much more than just the lodge itself.

At approximately 40ft in length, the accommodation provides plenty of space for both owners and guests. The open-plan kitchen, dining and living area creates a sociable heart to the lodge, opening through French doors onto raised front decking. A second decked area to the side provides another place for outdoor seating and relaxation.

The principal bedroom benefits from its own dressing room and en-suite shower room, complemented by a second twin bedroom and separate family shower room. Contemporary interiors, a fully equipped kitchen, LPG central heating and private parking complete the accommodation.

The annual site fee is currently approximately £2,700 and includes gas usage, electricity usage, water and applicable site taxes. Charges and inclusions are based on information provided by the site and are subject to change.

Viewings strictly by appointment only. To book a viewing, call Hunters Dumfries on 01387 245898 or email dumfries@hunters.com.

Annual Site Fee: Approx. £2,700 – subject to change

Tel: 01387 245898

Open Plan Lounge

A generously proportioned living area forming part of the lodge's main open-plan accommodation. The lounge is carpeted and features a fitted fireplace surround incorporating an inset decorative electric fire, together with recessed ceiling spotlights.

Double French doors open directly onto the raised composite front decking, while a further side-facing window combines with the doors to provide abundant natural light.

Open Plan Kitchen/Diner

Forming part of the open-plan living accommodation, the kitchen is fitted with a comprehensive range of eye-level and base-level storage units with complementary work surfaces. Integrated appliances include an electric oven, five-ring gas hob with central wok burner, extractor hood, microwave, fridge/freezer, dishwasher and washing machine.

A glass splashback sits behind the cooking area, while a one-and-a-half bowl composite sink and drainer with swan-neck mixer tap is positioned beneath the side-facing window. The adjoining dining area provides space for a table and chairs, currently arranged to seat four.

Inner Hallway

Providing access to Bedroom One, Bedroom Two and the family shower room. Features include recessed ceiling spotlights and a practical coat rail area.

Bedroom One

The principal bedroom is a well-proportioned double room with a double bed currently in situ. A large, near floor-to-ceiling side-facing window provides plentiful natural light, with further features including carpeting, recessed ceiling spotlights, a central-heating radiator and fitted bedside/storage features.

Two separate doors provide direct access to the dedicated dressing room and en-suite shower room.

En-Suite Shower Room

Comprising a generous glazed shower enclosure with tiled surrounds, rainfall shower head and separate handheld shower attachment, countertop wash hand basin with mixer tap set upon a fitted vanity unit, and low-level WC.

Further features include a large wall-mounted mirror, tall heated towel rail, attractive flooring and a side-facing window with fitted blind providing natural light.

Dressing Room

A dedicated dressing room accessed directly from Bedroom One and providing a range of fitted storage including open hanging rails, shelving and storage areas. A fitted drawer unit and extensive wall-mounted mirror create a practical dressing and vanity area.

A side-facing window provides natural light, with a central-heating radiator also fitted. The property's electrical consumer unit is housed within the dressing room.

Bedroom Two

A twin bedroom currently arranged with two single beds and benefiting from a fitted wardrobe providing a combination of hanging, shelving and drawer storage. Further features include a side-facing window, recessed ceiling spotlights and a central-heating radiator.

Shower Room

Comprising a generous glazed shower enclosure with tiled surrounds, rainfall shower head and separate handheld shower attachment, countertop wash hand basin with mixer tap set upon a fitted vanity unit with drawer storage, and low-level WC.

Further features include a large wall-mounted mirror, tall heated towel rail and attractive flooring. A side-facing window with fitted blind provides natural light and ventilation.

External

The lodge occupies a well-kept plot with a lawned area to the side and steps leading to a raised decked area, providing space for outdoor seating and relaxation. A further raised composite decking area is positioned to the front of the lodge and is accessed directly from the lounge through French doors, creating an additional outdoor seating area from which to enjoy the surroundings.

Parking

Off-street parking is available immediately to the front of the lodge, providing space for approximately one vehicle.

Services and Costs

The annual site fee is currently approximately £2,700 per year and includes gas usage, electricity usage, water and applicable site taxes, providing an all-inclusive annual charge for these services.

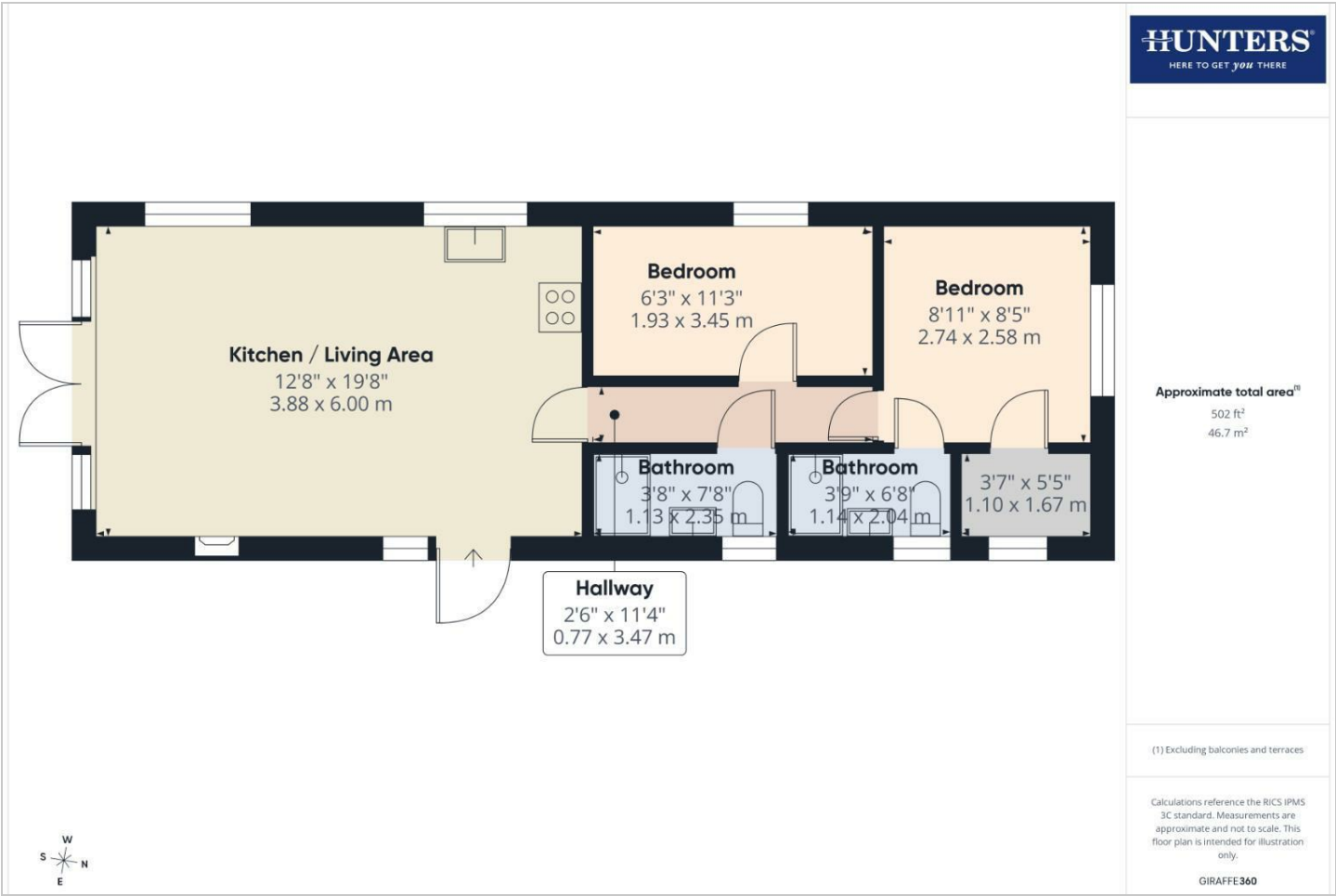
The stated fee and services included are based on information provided by the site at the time of marketing and are subject to change. Prospective purchasers should confirm the current charges and inclusions directly with Newbridge Country Park prior to purchase.

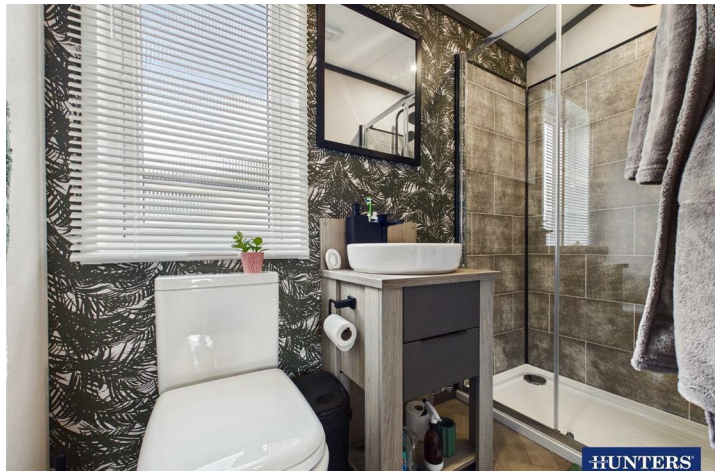
That keeps it transparent, gives buyers the useful headline figure, and importantly makes clear that £2,700 isn't simply a pitch fee on top of all their utilities — those services are included within it.

Heating & Hot Water

The lodge benefits from LPG central heating and hot water provided by a Morco Series III GB24 propane combi boiler. The precise LPG supply arrangement is to be confirmed.

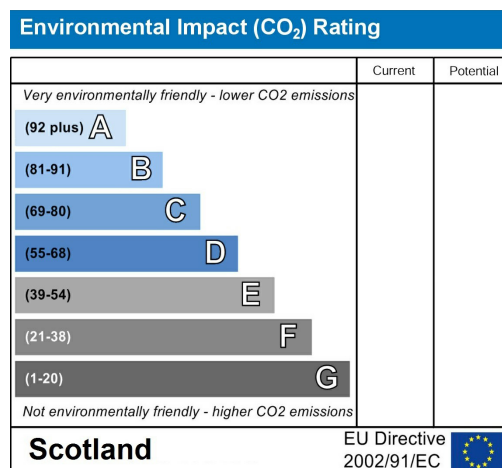
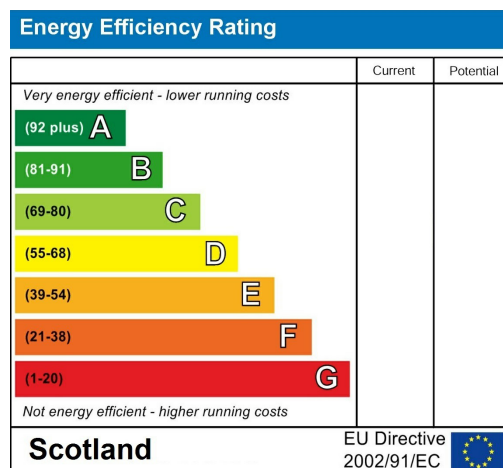
Floorplan







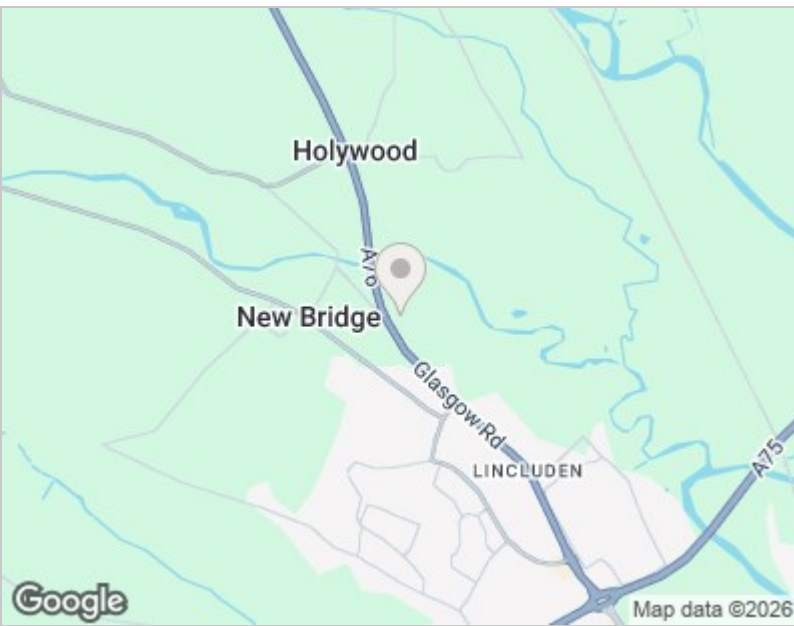
Energy Efficiency Graph



Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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