



## Noor Lodge Maes Mynan Holiday Park

Afonwen, CH7 5UB

£199,999



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## Important Information

Holiday Home with 12-Month Use.

Noor Lodge is a luxury holiday home and cannot be purchased as a full-time residential property; however, it offers the rare advantage of being open all year round, allowing owners to enjoy 12 months of uninterrupted use. This makes it an ideal option for those looking to downsize, spend extended periods away, or enjoy a private retreat while still maintaining a primary residential address elsewhere. Whether buyers are transitioning from a larger home to a smaller residence, moving closer to family, or seeking independent living alongside loved ones, the lodge provides a perfect balance of flexibility, comfort, and lifestyle — with the only requirement being that owners can demonstrate a main address outside the park.

## Accommodation Comprises

Upon arrival, residents are greeted by a dedicated reception area with a secure, barrier-controlled entrance, accessible exclusively by fob. This ensures peace of mind and makes the park exceptionally secure. The entrance to Noor Lodge sets the tone for what awaits inside. Composite decking steps lead to the front door, flanked by sleek fencing and lighting that ensures the property glows beautifully after dusk.

## Entrance Hallway

Stepping inside, a practical yet stylish built-in boot bench ensures the space remains neat and organised. Vaulted ceilings and wood-effect flooring immediately give a sense of airiness, while subtle lighting details add warmth and welcome.

## Kitchen & Dining Area

The heart of the home is undoubtedly the open-plan kitchen and dining area, designed for both entertaining and everyday living. Here, a high-gloss grey kitchen with complementary work surfaces exudes modern elegance, while a central island offers not only additional storage but also a perfect breakfast bar for casual dining. Integrated appliances, including a dishwasher, washing machine, fridge freezer, oven, grill, and gas hob with extractor and Combination boiler ensure everything you need is at hand, while brick-effect tiling and pendant lighting provide stylish finishing touches.

Flooded with natural light from two Velux skylights and dual-aspect windows, this space feels bright and uplifting throughout the day. There is ample room for a full dining suite, with feature pendant lighting creating a beautiful focal point above the table. The kitchen and dining area flow effortlessly into the lounge, offering a sociable, modern layout perfect for holidays with family and friends.

## Lounge

The lounge is a showpiece, designed to make the most of the lodge's spectacular position. With vaulted ceilings and a triple-aspect window arrangement, this room is bathed in natural light from dawn to dusk. The eye is immediately drawn to the French doors, crowned by a picture window, which frame the sweeping views of the lake, surrounding woodland, and distant hills.

Whether you are enjoying a quiet evening by the contemporary log-effect fire, complete with Wi-Fi control, or opening the doors to step seamlessly onto the glass-panelled decking, this space is designed for year-round enjoyment of the scenery. The combination of spaciousness, warmth, and breathtaking outlook creates a room that is both welcoming and unforgettable.

## Main Bedroom & En Suite

The principal bedroom is a private sanctuary, offering both space and comfort. With vaulted ceilings, soft carpeted flooring, and mirrored wardrobes, this room feels bright and tranquil. Dual windows allow light to flood in while framing peaceful glimpses of the park. An adjoining airing cupboard provides practical storage for linens and essentials.

The en-suite bathroom continues the theme of luxury, featuring a contemporary three-piece suite. A large walk-in rainfall shower with sleek tiling creates a spa-like atmosphere, complemented by a wall-mounted vanity unit, chrome towel rail, and stylish spotlights. Every detail has been considered to make this space both practical and indulgent.

## Second Bedroom

The second bedroom offers versatility and comfort, whether arranged as a double or twin. Like the principal suite, it benefits from vaulted ceilings, mirrored wardrobes, and an abundance of natural light from dual-aspect windows. It is the perfect guest room, ensuring friends and family can enjoy the same sense of peace and luxury.

## Main Bathroom

The main bathroom mirrors the high-quality finish of the en-suite, but with a layout that emphasises space. A second oversized double shower enclosure with rainfall head is complemented by sleek tiling, a modern vanity unit with storage, chrome heated towel rail, and frosted windows. The room feels contemporary, bright, and designed with indulgence in mind.

## Outside Space

The outdoor areas of Noor Lodge are just as carefully considered as the interior. Composite decking wraps around the lodge, seamlessly blending into the landscaped setting, with both sleek grey fencing and glass-panelled sections maximising privacy and views. Inset deck lighting ensures the exterior sparkles after dark, making evening drinks on the terrace as appealing as mornings with coffee overlooking the lake.

A generous lawned area provides additional space for outdoor seating or family activities, while the elevated position ensures uninterrupted, picture-perfect views in every season. To the front of the property you will find plenty of 'off road' parking. With electric charging point located by reception for convenience and a design that embraces both functionality and beauty, the outdoor living space is a true highlight of this property.

## Location

The location of Noor Lodge is simply unrivalled. Set within the tranquil grounds of Maes Mynan Park, this property enjoys an unparalleled lakeside setting, with sweeping views across the water, woodlands, and the Clwydian Range beyond. From sunrise to sunset, the outlook is one of peace, natural beauty, and ever-changing seasonal charm.

The park itself is home to an extensive network of private walking routes, accessible only to residents and guests. A dedicated map highlights a variety of trails, ranging from gentle strolls to more challenging walks, each offering a different way to enjoy the natural surroundings. All routes are dog-friendly, making them perfect for pet owners. Beyond the park, the celebrated Offa's Dyke Path lies right on the doorstep, providing some of the finest hiking

Tel: 01352 700070

opportunities in the region.

Despite its secluded feel, the lodge is perfectly connected. The A55 is easily accessible, linking you quickly to the North Wales coast and beyond, while local towns and amenities are just a short drive away. It is a location that offers both the serenity of the countryside and the convenience of modern connectivity – the best of both worlds.

### Lodge Specification & Information

Presenting the Omar Ikon Lodge, a beautifully designed home measuring 45ft x 22ft.

This lodge welcomes pets, with a policy allowing up to three dogs and two cats, making it an ideal choice for animal lovers. It is also equipped with high-quality Wi-Fi, ensuring seamless connectivity throughout.

The lodge comes with a selection of fitted furniture, while other pieces are available by separate negotiation, offering flexibility to suit your personal taste and needs.

Noor Lodge is exclusively for private ownership and is not available to be rented or sublet.

### \*NOTE\*

Please be aware this property is strictly for holiday use only and can not be purchased as a residential home. You can use the park 12 months of the year (annual park fee's apply)

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants

should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



## Road Map



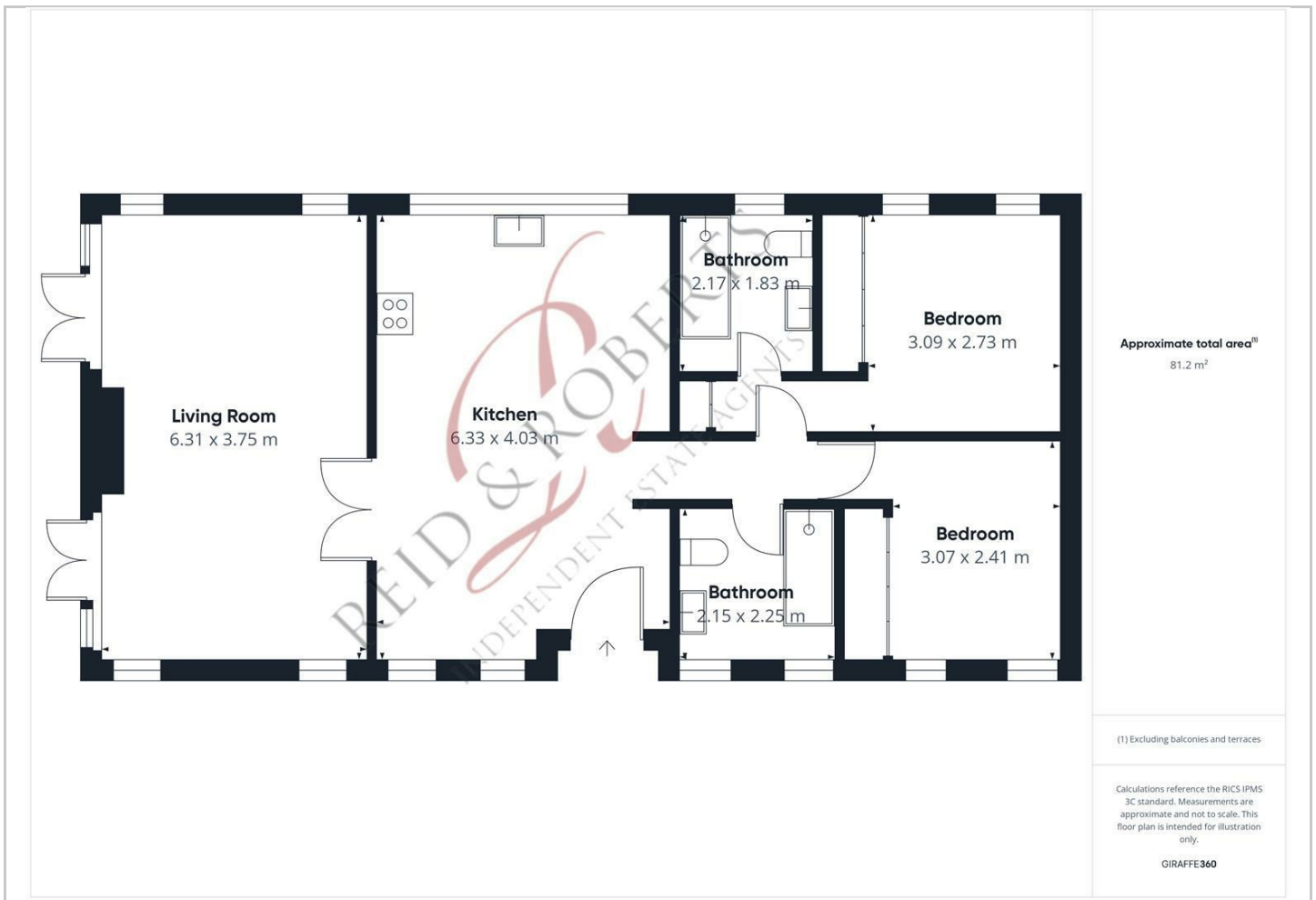
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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