

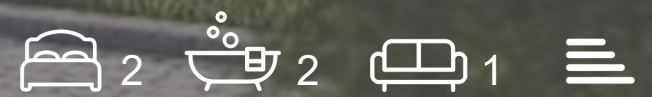


EDLIN & JARVIS  
ESTATE AGENTS



Willerby Manor Boat Lane, Bleasby, NG14 7FT

£79,500





£79,500

# Willerby Manor Boat Lane

Bleasby, NG14 7FT

- Willerby Manor Lodge
- Two Bedrooms
- All Year Round Holiday Site
- Gas Central Heating
- Brand New
- Ensuite To Master
- Garden & Parking
- Countryside Location

The Manor looks like a traditional home layout – but dig a little deeper and it's anything but. On first look, the Manor looks traditional. Unassuming, even. But stylish touches like graphite window frames as standard hint at the modern style you'll find inside.

The modern windows and cladding are super-efficient and built to GreEN Standard, so the Manor is energy efficient and cheap to run. Those big double sliding patio doors let lots of natural light into the lounge and bring the beautiful views of your holiday park right into your holiday home.

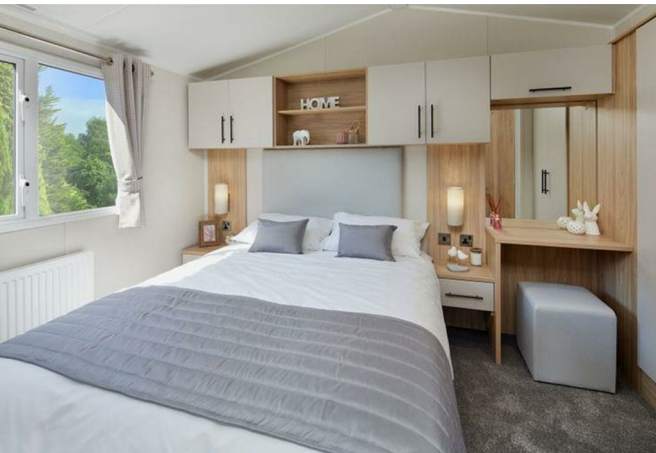
It's well proportioned, too. Big enough that you'll not be short of space, but compact enough to fit on all but the smallest pitches.

Riverside Country Lodges have different types of holiday homes available all year round near the sought after location of Bleasby with fantastic open views. The brand new lodges are of a high specification making it ready for someone to start enjoying the beautiful countryside. The accommodation comprises a lounge, kitchen diner with a range of built in appliances, two bedrooms one with ensuite WC and a shower room.

Riverside was formally a caravan park and is being re developed into a modern country park whilst maintaining it's rural setting.

Southwell is a historic Minster town approximately 5 miles away, benefiting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station.

Riverside is an all year round holiday site with site fees of £3500 per year.





# RIVERSIDE COUNTRY LODGES

[www.riversidecountrylodges.co.uk](http://www.riversidecountrylodges.co.uk)

*A place to relax...*

BOAT LANE



## Directions

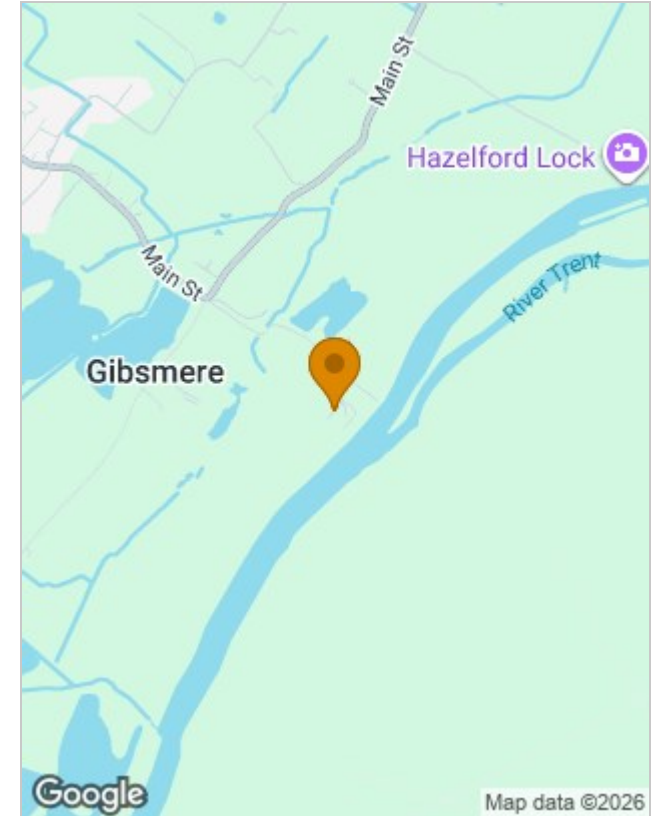




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>