



Lodge 12, Royal Vale Caravan Park London Road

Allstock, Knutsford, WA16 9JD

£195,000



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Summary

Set within the peaceful village of Allostock in the heart of Cheshire, this beautifully presented lodge offers an exceptional blend of modern comfort, countryside tranquillity and year-round flexibility thanks to its 12-month leisure licence.

The heart of the home is the stunning open-plan living, dining and kitchen space, designed for both comfort and entertaining, with a statement island that creates the perfect spot for hosting friends, casual dining or enjoying a quiet morning coffee while taking in the views. The spacious master bedroom features its own walk-in wardrobe and sleek ensuite shower room, complemented by a generous second double bedroom and a contemporary family bathroom. A versatile third bedroom completes the layout, ideal as a guest room, dressing room or a dedicated home office for those working remotely.

Outside, the impressive wrap-around decking provides multiple seating areas ideal for sunrise coffees or evening drinks as the sun sets over the fields, with attractive planting and a useful external storage shed completing the space. The lodge sits within a secure, well-maintained leisure development offering on-site wardens, barrier entry and CCTV for added peace of mind. The welcoming, pet-friendly environment includes beautiful woodland walks right on your doorstep, perfect for dog lovers and nature enthusiasts seeking a peaceful, outdoor-focused lifestyle.

Allostock itself is rich in history, with origins dating back to the Bronze Age and notable landmarks such as the Grade II listed St. John the Evangelist Church. Despite its rural charm, the location is exceptionally convenient — just a short drive from the vibrant market town of Knutsford with its boutique shops, supermarkets and medical facilities, and only 15 miles from Manchester for wider amenities, dining and entertainment. The current site fee is £5,000 per annum, reviewed yearly in line with the Consumer Price Index.

Allostock

Located in the charming village of Allostock in the picturesque county of Cheshire, this stunning property offers a peaceful and picturesque place to call home. Surrounded by beautiful countryside and historic buildings, including the Grade II listed St. John the Evangelist Church dating back to the 19th century, this village boasts a rich history dating back to the Bronze Age.

Originally owned by the de Allostock family in the 12th century, Allostock flourished during the Industrial Revolution as a center for silk and cotton production. Today, the village retains its sense of community with local amenities such as a village hall, primary school, and a welcoming pub.

Despite its peaceful setting, Allostock is well-connected to nearby towns and cities with easy access to the M6 motorway, linking residents to Manchester, Liverpool, and the wider North West region. Regular bus services to Knutsford and Northwich provide convenient access to a variety of shops, restaurants, and amenities.

This property presents a unique opportunity to experience village life while benefiting from modern conveniences and excellent transport links. With

spacious bedrooms, inviting bathrooms, and a peaceful location, this property is sure to impress. Don't miss out on the chance to view this exceptional home in the heart of Allostock. Contact us now to arrange a viewing.

Sales

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. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

The Park Home

Entrance Hallway

A bright and welcoming entrance hallway finished with fresh white décor and light wood flooring. The space benefits from natural light through the frosted-glass external door, creating an airy first impression. Practical storage is provided via two built-in cupboards, ideal for coats, shoes or household essentials.

Open Plan Living / Dining / Kitchen

A bright and spacious open-plan layout combining living, dining and kitchen areas, finished with light wood flooring and neutral décor throughout. Large windows and two full-height bi-folding doors allowing natural light to fill the room while offering views of the surrounding greenery.

A feature fireplace provides a natural focal point within the living zone, complemented by a modern teal accent wall. The exposed ceiling beam adds warmth and character, tying the space together.

The dining area sits centrally beneath a contemporary ceiling light and is framed by twin windows with grey curtains.

The modern kitchen features sleek light grey cabinetry, integrated appliances, a blue-tiled splashback and a generous island with a grey countertop. Skylights above enhance the bright, airy feel, creating a welcoming and practical cooking space.

Overall, the room offers a versatile, open layout ideal for modern living, with clearly defined zones for relaxing, dining and entertaining.

Bedroom Three

A compact yet versatile room ideal for use as a single bedroom, nursery or home office. The space benefits from neutral décor and good natural light, creating a bright and practical environment. Built-in storage provides useful organisation without compromising floor space, making the room easy to furnish and adapt to different needs.

Hallway

A bright and well-presented hallway finished with fresh white décor, recessed lighting and a modern grey carpet. The space features multiple internal doors leading to the main rooms of the home, along with a large wall-mounted mirror that enhances light and creates a sense of openness. A white radiator sits neatly

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beneath, and decorative coving adds a polished, contemporary feel. This is a welcoming and practical entrance point that sets the tone for the rest of the property

Master Bedroom

A spacious and well-presented master bedroom offering a calm, neutral backdrop and excellent natural light. The room provides generous floor space for a large bed and additional furniture, making it a comfortable and inviting primary suite. A standout feature is the walk-in wardrobe, providing organised storage and keeping the main room clutter-free. This dedicated dressing area enhances practicality and adds a premium feel.

En-Suite

A modern and well-appointed ensuite fitted with a corner shower enclosure, contemporary tiling and a sleek white vanity with inset basin and chrome fittings. A large wall-mounted mirror enhances light and space, while the window provides natural ventilation. Finished with neutral décor and quality fixtures, this ensuite offers a fresh, practical and stylish addition to the master bedroom.

Walk In Wardrobe

Bedroom Two

A beautifully presented double bedroom finished with neutral décor and good natural light. The room includes a built-in wardrobe, providing practical storage while keeping the space uncluttered and easy to furnish. The room enjoys peaceful views over the countryside to the rear, creating a serene backdrop ideal for relaxation.

Family Bathroom

A modern bathroom finished with neutral décor, featuring a sleek vanity unit with inset basin, a glass-enclosed shower and a chrome towel radiator. A large mirror and window enhance light and ventilation, creating a bright, contemporary space.

Externally

Terrace & Outside

The property enjoys an impressive wrap-around decking area, designed to maximise outdoor living and make the most of the peaceful setting. The deck provides multiple seating zones, ideal for relaxing, dining or entertaining, all surrounded by attractive planting and modern exterior finishes.

From the decking, you can take in open views across the surrounding countryside, offering a tranquil backdrop and a real sense of privacy. The outlook combines greenery, mature trees and natural landscape, creating a calm and inviting environment.

A useful external storage shed is also included, providing practical space for outdoor equipment, furniture cushions or seasonal items. Overall, the outside space delivers a high-quality blend of comfort, style and functionality.

Possession

Vacant possession on completion.

Tenure

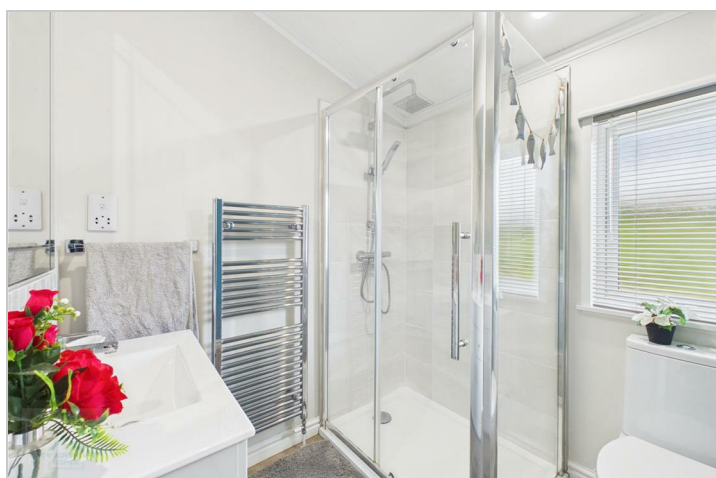
Leasehold - 50 Years, negotiated with park owners on offer.

Viewing

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Road Map



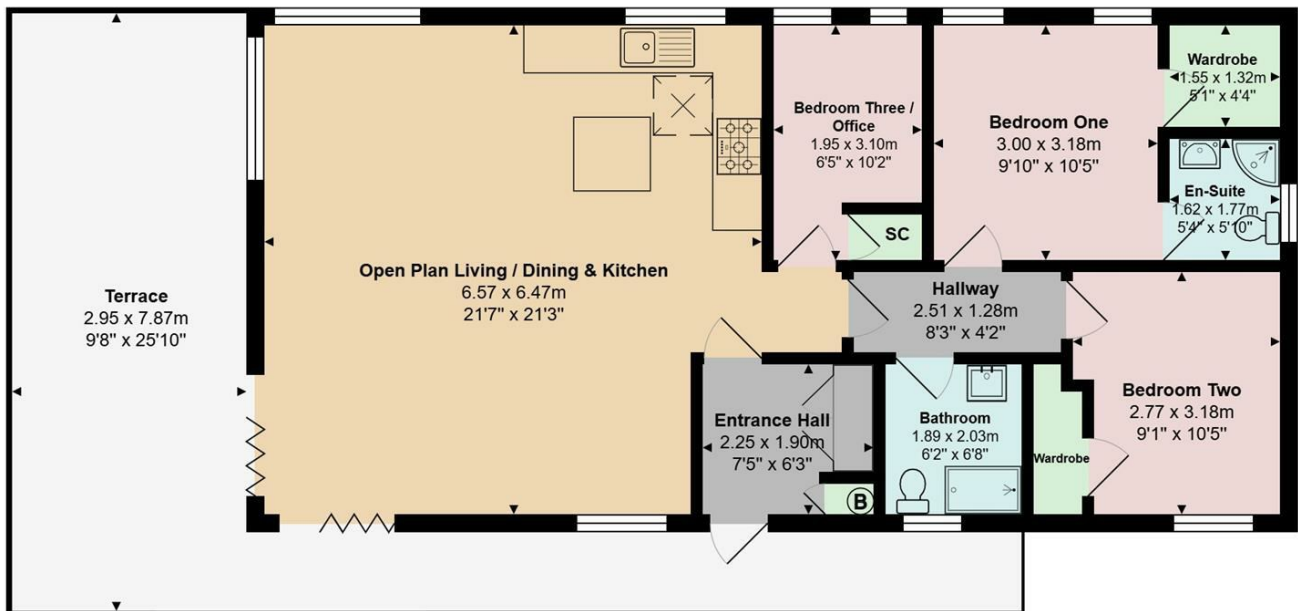
Hybrid Map



Terrain Map



Floor Plan



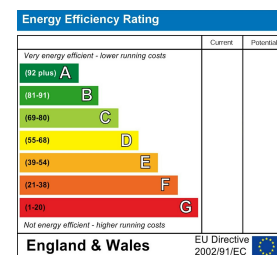
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

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Energy Efficiency Graph



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