



## Lodge 10 Royal Vale Caravan Park, London Road

Allostock, Knutsford, WA16 9JD

Offers in excess of £160,000





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## Summary

Welcome to this stunning lodge nestled in the charming village of Allostock, located in the picturesque county of Cheshire. This exquisite property offers a tranquil retreat surrounded by beautiful countryside and historic landmarks.

Upon entering, you will be greeted by a spacious open plan living, dining, and kitchen area, perfect for entertaining and relaxation. The master bedroom boasts an ensuite for ultimate comfort, while the second double bedroom and family bathroom are built to a high specification for maximum luxury.

Step outside and you'll discover a wrap around terrace, laid to lawn, and composite decking area - ideal for enjoying the peaceful surroundings and hosting guests. The property also features a separate 'music room', perfect for a home office or creative space.

Situated within a 12-month leisure development, this property offers on-site wardens, barrier security, and CCTV for peace of mind. The family-friendly environment is pet-friendly, allowing your furry friends to join in on the fun. Take advantage of the ample woodland walks nearby, perfect for nature enthusiasts and dog walkers alike.

Located in Allostock, you'll find yourself surrounded by history and community spirit. Explore the Grade II listed St. John the Evangelist Church dating back to the 19th century, along with local amenities such as a village hall, primary school, and welcoming pub. The village's rich history dates back to the Bronze Age and offers a unique blend of tradition and modern convenience.

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

Don't miss out on the opportunity to call this exceptional property home. Contact us now to arrange a viewing and start your journey to village life in the heart of Allostock.

## 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 Allostoc 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 Lodge

### Entrance

### Open Plan Living / Dining / Kitchen

23'9" x 19'6" (7.25 x 5.95)

Beautifully designed open plan living space flooded with natural light, this property offers a bright and vibrant atmosphere which will not disappoint. The triple aspect windows and skylights bring a touch of elegance to the room, creating a welcoming space to relax and entertain.

The kitchen area boasts plenty of storage options with integrated appliances such as a microwave, dishwasher, washing machine, and

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oven/hob for added convenience. The current dining area features shelving perfect for displaying your favourite items, adding a personal touch to the space.

The vaulted ceiling adds a touch of sophistication, while the bespoke skylights provide a unique charm to this home. With its attention to detail and stylish design, this property is sure to impress even the most discerning buyer.

### Hallway

6'5" x 2'8" (1.96 x 0.82)

### Master Bedroom

10'11" x 13'10" (3.33 x 4.23)

Spacious master bedroom featuring a double bed, spacious wardrobes, and bedside cabinets all set up and waiting for you to move in effortlessly.

### En-Suite

6'9" x 5'1" (2.06 x 1.56)

Complete with a walk-in shower, basin, and toilet with storage surround. The added comfort of a heated towel radiator truly elevates the experience.

### Bedroom Two

11'8" x 9'4" (3.56 x 2.87)

Perfectly designed bedroom, complete with wardrobes and overhead storage for all your belongings.

### Family Bathroom

6'0" x 6'10" (1.83 x 2.09)

Relax in this three-piece suite bathroom, offering a low-level bath, shower over, basin, and WC all surrounded by sleek storage for a sophisticated touch.

## Externally

### Music Room

This property boasts a unique outside room currently used as a music room, making it ideal for a home office or creative space.

### Gardens & Shed

Beautifully landscaped garden, complete with a composite decking area perfect for hosting those summer BBQs. The convenient storage shed included offers ample space for all your outdoor essentials.

### Front & Side Terrace

A wrap around terrace, perfect for soaking up the sunshine throughout the day.

### Allocated Parking

Allocated parking with the added bonus of having electric charging point.

### Possession

Vacant possession on completion.

### Tenure

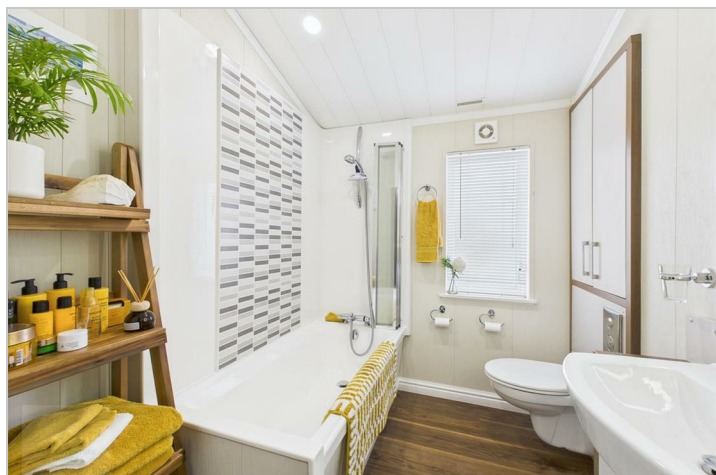
Leasehold

### Viewing

Strictly by appointment only. Call New Adventure Homes today!

### Property to Sell or Let?

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Road Map



Hybrid Map



Terrain Map



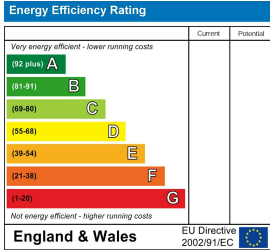
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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