



**Stonham Barns Holiday Park, Pettaugh Road, Stonham Aspal,
STOWMARKET, IP14 6AT**

welcome to

Stonham Barns Holiday Park, Pettaugh Road, Stonham Aspal, STOWMARKET

A fantastic opportunity to acquire this fully equipped two-bedroom holiday lodge. With modern and stylish open plan Kitchen/Diner/Living Area, decking, garden and parking. Internal viewing is strongly advised and will make a great holiday retreat. Call to view now.



Stonham Aspal

Stonham Barns Park is a bustling family complex set in 140 acres of picturesque countryside, enabling you to not only purchase a luxurious holiday home but also to access to numerous on-site facilities meaning each holiday is filled with activities to excite all the family.

The vibrant shopping village is filled with unique shops for all your shopping needs including a post office, Carters of Suffolk who produce handmade, novel, and collectable teapots and Café 24 with indoor and outdoor seating and uses locally sourced produce for their breakfast and lunch menu.

The facilities on site are to suit all ages, with Stonham Golf Park offering Pirate themed adventure golf, 9-hole golf course, simulator bays and foot golf.

Suffolk Owl Sanctuary is located on site and is home to over 80 stunning owls and birds of prey from around the world.

There are two stunning fishing lakes that are well stocked with Carp, Tench, Roach, Bream and Rudd.

Legends Bar which is a striking new venue for all those with a love of sport and for those who would just like to relax with a drink and something to eat.

Mid Suffolk Showground and Aspal Theatre, offering visitors numerous events and shows throughout the year, including classic vehicle events, family shows, history re-enactments, Halloween fun, Christmas spectacular, music festivals, tribute shows plus much more.

Accommodation

Lounge/Kitchen

12' 4" x 19' 9" (3.76m x 6.02m)

Windows to three sides, door to side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, cooker point with extractor over, microwave, fridge, freezer, dishwasher, fireplace and surround, tv point, spotlights and carpet.

Hall

Bedroom One

12' 1" max x 12' 4" max (3.68m max x 3.76m max)

Window to side, built in wardrobes with over bed storage, wall lights, radiator, spotlights and carpet.

En Suite

Frosted window to rear, fitted with a panelled bath with shower over and screen, pedestal hand wash basin with mixer tap, low level wc, extractor, spotlights, heated towel rail and vinyl flooring.

Bedroom Two

8' 2" x 7' 3" (2.49m x 2.21m)

Window to side, spotlights, built in wardrobe with overhead storage, wall lights, radiator, carpet and door to;

Shower Room

Skylight shower, fitted with a vanity sink with mixer tap, low level wc, heated towel rail and vinyl flooring.

Utility

Window to side, fitted with wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, spotlights, space for washing machine, radiator and vinyl flooring.

Outside

Decking allows access and parking is available to the side for two or three cars.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- Two bedrooms
- Open planned living
- Decking, garden and parking
- Fully furnished throughout
- Two ensembles

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£80,000



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Property Ref:
SMK104790 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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