

FOR SALE

12 Willow Court Valley View Holiday Park, Guilsfield, Welshpool, SY21 9DL



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Offers in the region of £47,500

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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01938 555552

Welshpool Sales  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@hallsgb.com



Holiday lodge with 11 month occupancy. Situated in the beautiful Valley View Holiday Park this three bedroom prestige lodge sitting in an enviable plot, offering a high degree of privacy and stunning views over the lake and across the park. The lodge has gas fired central heating, along with a large open plan living area, superb views and doors leading onto a wrap around deck. Viewing is essential to appreciate the setting. The site has an indoor pool and tennis court. The lease for the lodge is until 2046

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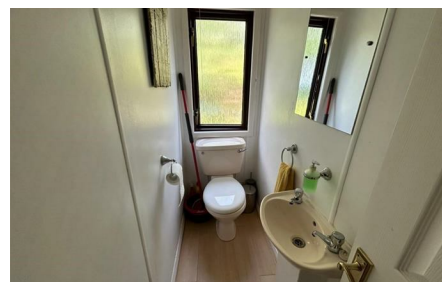
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three bedroom prestige lodge sitting in an enviable plot
- Situated in the beautiful Valley View Holiday Park
- Holiday lodge with 11 month occupancy
- Offering a high degree of privacy and stunning views over the lake and across the park
- Includes gas fired central heating, large open plan living area and doors leading onto a wrap around deck
- The lease for the lodge is until 2046 and site fees are paid until 31st October 2025

Frosted double glazed entrance door into

**Kitchen**

9'9 x 6'5  
Fitted with a range of wall and base units with laminate work surfaces, gas hob, electric oven, extractor canopy, stainless steel sink drainer unit, mixer tap, space for fridge, double glazed window to side elevation, extractor fan, radiator, wood laminate floor covering, cupboard housing gas boiler, door to

**Lounge**

14'1 x 12'7  
Gas feature fire with marble effect hearth and surround, two double glazed windows to side elevation, double glazed French doors leading onto decked area overlooking the lake, radiator, opening into

**Dining Area**

7'3 x 6'6  
Double glazed window overlooking the lake.

**Inner Hallway**

Radiator, loft access.

**Bedroom One**

9'8 x 9'4  
Built-in wardrobe and dressing table, double glazed window to side elevation, radiator.

**Bedroom Two**

9'4 x 8'2  
Built-in wardrobe and dressing table, double glazed window to side elevation, radiator.

**Bedroom Three**

9'4 x 6'7  
Double glazed window to rear elevation, built-in wardrobe, radiator.

**Bathroom**

Fitted with a coloured three piece suite comprising low level W.C., pedestal wash hand basin, bath with shower over, wood laminate floor covering, frosted double glazed window to side elevation, extractor fan, radiator.

**W.C.**

Low level W.C., pedestal wash hand basin, frosted double glazed window to side elevation, extractor fan, wood laminate floor covering.

**Externally**

The property has gated access to the road, dog proof fencing surround, steps down to paved pathway, lawned area, stocked borders, outside tap, steps up to wraparound decked entertaining area overlooking the lake, courtesy light, rockery, metal storage shed, further decked seating area, steps down to jetty overlooking the lake providing a pleasant space to relax.

**Agents Notes**

Site fees as of 2025 are £4760.00 (paid until End of Feb).

**Services**

Mains electricity, water, drainage and LPG heating are connected at the property. None of these services have been tested by Halls.

**Viewings**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

**Directions**

Postcode for the property is SY21 9DL

What3Words Reference is witty.decoded.print

**Anti Money Laundering Checks**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**Websites**

Please note all of our properties can be viewed on the following websites:  
www.halls.gb.com  
www.rightmove.co.uk  
www.onthemarket.com