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## **Yew Tree Place, Mouswald Park, Mouswald, Dumfries**

**3 Bedrooms | Guide Price £100,000**

Top quality, high specification, fully furnished and equipped residential lodges in a scenic rural location, a short drive from Dumfries and the Solway Coast.

Open-plan Sitting/Dining Room/Kitchen, Utility Room, Family Bathroom, Two or Three Bedrooms (One with En-Suite Shower Room), Garden and Parking Space

## General Information

Set within the private grounds of Mouswald Mansion House overlooking the surrounding countryside, Mouswald Park is a small, family-owned residential/holiday home development situated a short distance from the Solway Coast and around 3 miles from Dumfries, which offers a choice of shops, banks, cinemas, restaurants, doctors and dentists. Leisure activities, including shooting, fishing, sailing, swimming, walking, horse-riding, cycling, bowling, tennis and golf, are available in the immediate area.

## Mouswald Park

The park owners aim to create a small exclusive community, primarily for the retired, comprising bespoke timber lodge homes with full residential status. The pine-clad lodges will blend well with the landscape and may be of particular interest to those wishing a high-quality, low maintenance luxury home in a peaceful rural setting.

## The Lodge

Manufactured to a high standard by a reputable local company, the lodge is available fully furnished, in various sizes and designs. Purchasers will have a choice of plot, subject to availability, and the park owners are willing to help interested parties create their own unique living space from an extensive range of fixtures, fittings, furnishings and fabrics.

Effectively insulated the lodge will have maintenance-free rainwater goods, PVC double-glazing, gas central heating and a contemporary, wall-mounted fire.

## Exterior

Timber decking to two sides. Exterior lighting. Garden area and parking space.

The lodge owner will be responsible for the maintenance of the plot. The park owners will maintain the grounds and private drive.

## Park Facilities

Private drive and grounds, Mail collection and delivery, Office and Residents' Bar, with snooker room and log fire, within the Mansion House and On-site management services

## Services

Mains electricity (metered), piped gas (metered), Mains water, Private drainage and Telephone and broadband connections.

## Residential Status

The lodges are sold with full residential status on BH & HPA Park Home written statements. The ground rent payable (2008) is £1,750 per annum.

The purchaser's On Park Security is guarded by the Mobile Homes Act.

## Children and Pets

Please note that children are not permitted to live in the residential units, but may visit relatives and stay over at weekends.

Small pets may be permitted after consultation with the park owners.

## Council Tax

Band B/C (No higher than approximately £950 p.a).

## Insurance

All lodges must be insured in accordance with the Mobile Homes Act. Quotes are available from the park owners.

## Entry

By arrangement with the park owners.

## Reservation Fee

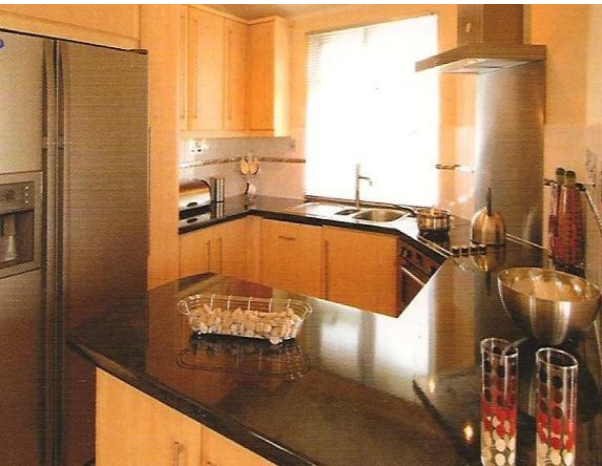
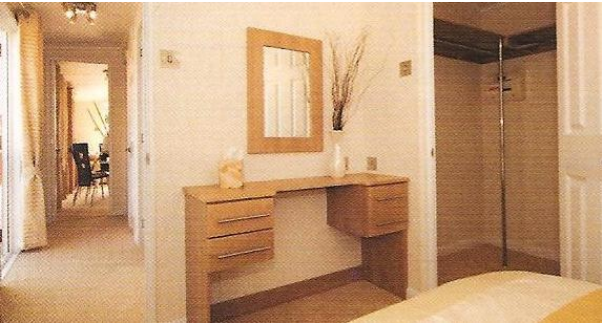
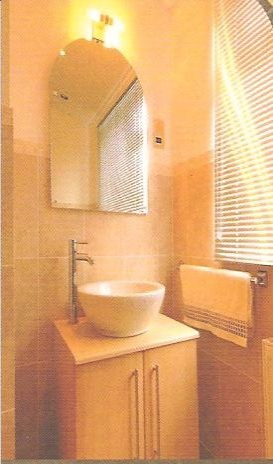
A reservation fee of £1,000 is payable to the park owners.

## Directions

Travelling from Dumfries towards Annan on the A75, turn right after approximately 5 miles at the signpost for Mouswald Caravan Park. Continue to the second Caravan Park signpost and turn right into the private driveway and grounds of Mouswald Park.

## Notes

Walker & Sharpe, as Agents for Mouswald Park Ltd have prepared these particulars for guidance only. It is for prospective purchaser to investigate and satisfy themselves as to the basic facts before submitting an offer. Please note that the photographs are strictly for illustrative purposes only to give examples of possible layout and finishes.









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