



86 Clearwater, The Lower Mill Estate, GL7 6FN

£640,000

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- South facing, detached holiday home
- Boat store Included worth circa. £35,000
- Access to multiple lakes for non-motorised water sports
- 24/7 gated security
- Significant SDLT Saving may be possible
- Access to onsite exclusive spa
- South facing lake views
- Access to numerous fishing lakes
- Successful holiday let property
- Set within 550-acre holiday home development





GROSS INTERNAL AREA
 FLOOR 1: 60 m² FLOOR 2: 63 m²
 EXCLUDED AREAS: DECK: 25 m²
 BALCONY: 19 m²
 TOTAL: 123 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



A stunning 3/4 bedroom, detached, south facing holiday home with tranquil lake views of Clearwater. Built to a contemporary style with sun decks on both the ground floor and upper levels. The property has glazed elevations offering fabulous views over the lake, which boasts an abundance of wildlife. A very short walk from this property is the exclusive spa that this property has access too. This property also comes with a boat store worth circa £30/35k. Currently run as a successful holiday let, and can be offered as a turn key operation to include furniture, subject to negotiation. EPC Rating C. Please note the Sofa's have been replaced recently, updated images to follow.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements