

# CRAGSIDE LODGE, EASTGATE



**TO BE SOLD BY AUCTION**  
**Saturday 6th October, 2018 @ 11am**  
**Venue: The Cumberland Inn, Alston**

A 2 Bedroom Detached Wood Lodge Cosalt Matisse 32'x20' 1998 model, set within the peaceful Cragside Caravan Park in Eastgate, Upper Weardale, the site is nestled in woodland with a stream and waterfalls. Caretakers live on site all year and the site is open for 11 months of the year. Buyer's premium 5%.

**Reduced** Guide Price: £30,000

### **Cragside Lodge, Eastgate**

This modern two bedroom lodge sits in a quiet location at the end of the site in a raised position which is not overlooked. Benefitting from a double bedroom and a twin bedroom, fully fitted bathroom and kitchen with dining area and a living room with double doors opening onto wooden decking to the front and side, ideal for BBQs and warm summer evenings.



Cragside holiday homes are comfortably set along the woodland banks of a gentle tributary stream for the river Wear where trout and salmon can be seen leaping the waterfalls. The site has wide lawned areas and to the north a grassland park for the enjoyment of young and old alike. The local Cross Keys pub serves fine food and ale.

Cragside is a small friendly site set on the edge of Eastgate village in Weardale in the North Pennines Area of Outstanding Natural Beauty and European Geopark. Eastgate in County Durham is a spectacular heritage site with bus links to surrounding areas and hundreds of miles of walking and cycling routes.

### **Entrance Hall** 10'5" (3.19m x 2.07m) 6'9"

From a door at the side with radiator, wood panelling storage cupboard and doors off to:



### **Living Room** 14'2" (4.33m x 3.56m) 11'8"

A good size room with windows to side aspect, double doors to decking and through to:



### **Kitchen/Dining Room** 12'9" (3.89m x 2.49m) 8'1"

Having a range of wall and floor units, 1 ½ bowl sink and drainer, electric oven and gas hob, dishwasher and space for a fridge freezer. The dining area at the end of the kitchen has space for a table and chairs and windows to side and front aspects.



**Bedroom 1** 8'7" (2.64m x 3.14m) 10'3"  
Double room set at the rear of the lodge with built in wardrobes, drawers and dressing table, radiator and window to rear aspect.



**Bedroom 2** 6'9" (2.08m x 2.95m) 9'8"  
A twin room set at the rear of the lodge with built in wardrobe and dressing table.



**Bathroom** 7'1" (2.17m x 2.07m) 6'9"  
Having a modern three piece suite comprising of low level WC, wash hand basin set into a vanity unit and a bath with shower over. Window to side aspect with obscure glass.



## **Services**

Mains Hydro Electricity  
Mains Water and Drainage

## **Local Information**

### **Walking & Cycling**

Hamsterley Forest - Hamsterley Forest Mountain Bikes

Local back lanes and the Pennine Way

### **Riding**

Hole in the Wall, Crook  
Sinderhope Trecking Centre  
Seagold Centurian Riding Centre Crook

### **Golf**

Alston Golf Club  
Crook Golf Club  
Eleven Arches Golf Club, Bishop Auckland  
Barnard Castle Golf Club

### **Closest Bar/Restaurants**

Cross Keys Eastgate

### **Railway**

Weardale Railway - Stanhope

South Tyne Railway - Alston

### **Skiing (seasonal)**

Skiing – Westgate Weardale

Yad Moss near Alston

### **Fishing**

By licence

### **Swimming**

Open Air Swimming Pool, Stanhope

### **Childrens Play Areas**

Stanhope, Frosterley, Wolsingham

### **Galleries & Museums**

Lime Tree Gallery, Stanhope  
Beamish Open Air Museum  
Killhope Lead Mining Museum  
Bowes Museum

### **Other**

Durham Dales Centre, Stanhope  
Farmers Markets – Stanhope, Barnard Castle  
RHS Open garden schemes

Alnwick Gardens, Northumberland  
6th Element Paintball Games, Witton Castle  
Bingo – Hippodrome Bishop Auckland  
Raby Castle  
Rokeby Hall and Park - 18th century needle painting pictures  
Bird Watching – Durham Wildlife Services

### **Agricultural Shows**

Eastgate Sheep Show  
Eastgate Hay Show  
Stanhope Agricultural Show  
Wolsingham Agricultural Show  
Egglestone Agricultural Show  
St Johns Chaple Show

### **Additional Information**

The property can be purchased without incurring the cost of a solicitor.

Yearly site fees payable, please contact us for current prices.

### **Directions**

On the main A689 running through Weardale you will reach the village of Eastgate, over the bridge is the Cross Keys pub on your right and after a turning to Rookhope. Take this turning and the site entrance can be found a few hundred yards along on your right, please drive in and park on the left and the wardens van can be found straight ahead.

### **Viewing**

**Strictly by prior appointment with the sole agent, PENNINE WAYS LTD. To arrange an appointment, please ring:**

**Haltwhistle 01434 322277 or Alston 01434 381808**

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