





The Beverley – A Premium Holiday Home in the Staffordshire Countryside

Located in the peaceful foothills near Ashbourne and the Staffordshire Moorlands, just 10 minutes from the Peak District and 2 miles from Alton Towers, The Beverley offers the perfect countryside retreat or holiday let opportunity at The Cross Country Park in Caudon Low.

This stylish, fully equipped 2-bedroom, 2-bathroom holiday home features open-plan living with large windows and a composite balcony, a modern kitchen, spacious en-suite master bedroom, family bathroom, and thoughtful storage throughout. Set on a brand-new development of just 44 holiday homes.

Special Offer: No pitch fees for the 2025 season.

Comfort, charm, and investment potential – all in one.



ABODE
SALES & LETTINGS

Site Details

Welcome to your perfect countryside retreat—an all-year-round holiday park offering the chance to own a stunning caravan home in a warm, family and pet-friendly environment. The park is open 12 months of the year, allowing you to enjoy your getaway whenever you please, without seasonal restrictions.

All caravans come with a full manufacturer's warranty and is sold with a 15-year site licence agreement, providing long-term peace of mind. Buyers also have the freedom to choose their own pitch, with certain pitches designated for larger caravans, which may require selecting a higher-spec model to suit the space.

Pitch fees are £4,000 per year, inclusive of VAT, and for a limited time, your 2025 pitch fees are included at no extra cost. Decking is also being offered as part of the current promotional package, giving you added value and outdoor living space.

Electricity is individually metered for each caravan and billed quarterly. Gas is supplied via LPG bottles, available for purchase on site as needed. Water charges are covered within your annual pitch fee. Subletting is fully permitted, giving you the option to generate income when the caravan is not in use. While there is currently no landline or BT connection available, sitewide Wi-Fi is being installed, and a range of usage packages will be available directly through the broadband provider for an additional fee.

The park operates under basic and realistic site rules, designed to maintain a pleasant community atmosphere without unnecessary restrictions. These can be reviewed in more detail and are best discussed in person to ensure clarity and understanding.

With a blend of lifestyle flexibility, excellent amenities, and attractive investment potential, these holiday homes offer a rare opportunity to own a piece of tranquil living. For more information or to arrange a visit, please get in touch.

Hallway

Entry is through a UPVC double-glazed frosted side door, leading into a welcoming hallway that provides access to all principal rooms. The space includes a utilities cupboard housing the central heating combination gas boiler, and is fitted with a smoke alarm for safety and reassurance.

Living/Dining Kitchen

The open-plan living, dining, and kitchen area is the heart of the Beverley, designed to be both functional and stylish. UPVC double-glazed windows on both side elevations, along with large double-glazed sliding doors and adjoining panels, allow natural light to flood the space and provide access to a beautiful composite balcony — ideal for enjoying the surrounding countryside.

The lounge area centres around a modern electric fireplace and includes designated TV and telephone points, two central heating radiators, and a smoke alarm. The dining space flows seamlessly into the kitchen, which is fitted with a contemporary range of matching base and eye-level cupboards and drawers. It comes fully equipped with a fridge-freezer, integrated microwave, four-ring gas hob with oven and grill, composite sink and drainer with mixer tap, extractor fan, ceiling spotlights, and a fire extinguisher — offering everything needed for comfortable everyday living or entertaining.

Bedroom One

Situated to the rear of the home, the principal bedroom offers a calm and spacious retreat. A UPVC double-glazed window provides pleasant views, while a king-size bed is flanked by bedside tables. Storage is plentiful, with a built-in double wardrobe featuring a hanging rail, base-level drawers, and a dressing table with mirror. The room also includes a smoke alarm, TV aerial points (including one positioned over the bed), and houses the electrical consumer unit. A door leads directly to the private en-suite.



En-suite

The en-suite to bedroom one is both modern and well-appointed, with a UPVC double-glazed frosted window to the rear elevation. It features a three-piece suite comprising a low-level WC with continental flush, a wash hand basin with mixer tap and storage cupboard beneath, and a full-sized bath with PVC panelled walls, a folding glass screen, and shower over. The space also includes a heated towel radiator and an extractor fan for ventilation.

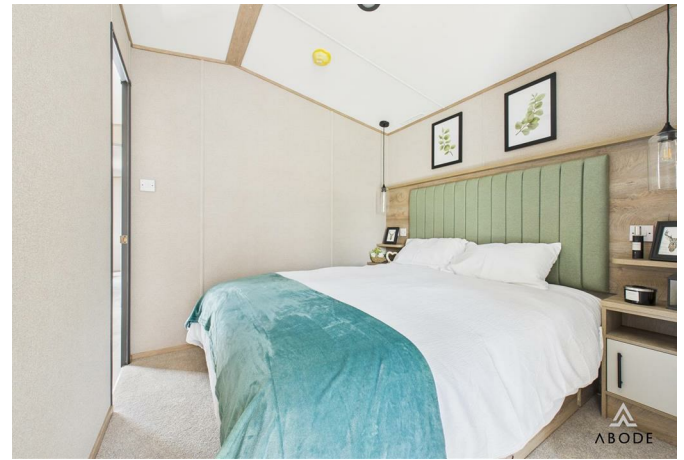
Bedroom Two

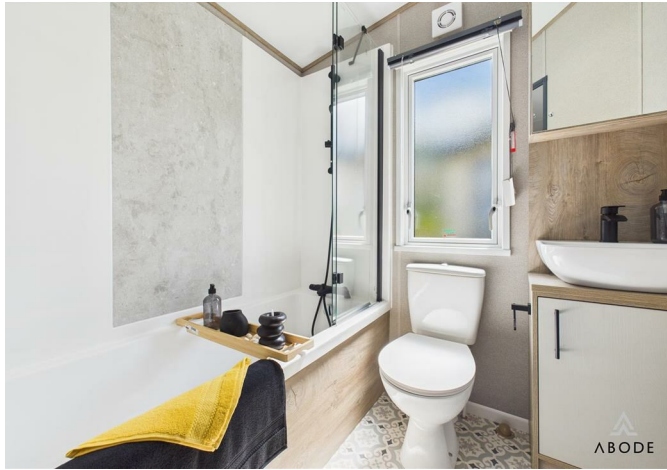
The second bedroom is light and practical, with a UPVC double-glazed window to the side elevation. It includes a built-in wardrobe, a central heating radiator, wall mirror, TV point, and a smoke alarm. Ideal for guests or family members, this room offers comfort and convenience in equal measure.

Family Bathroom

Completing the interior is the family bathroom, thoughtfully positioned for ease of access from all areas of the home. A UPVC double-glazed frosted window to the side elevation provides natural light while maintaining privacy. The bathroom includes a low-level WC with continental flush, a double shower cubicle with PVC panelling and a sliding door, a wash hand basin with mixer tap, shaving point, extractor fan, and a heated towel radiator — all presented in a clean, contemporary style.



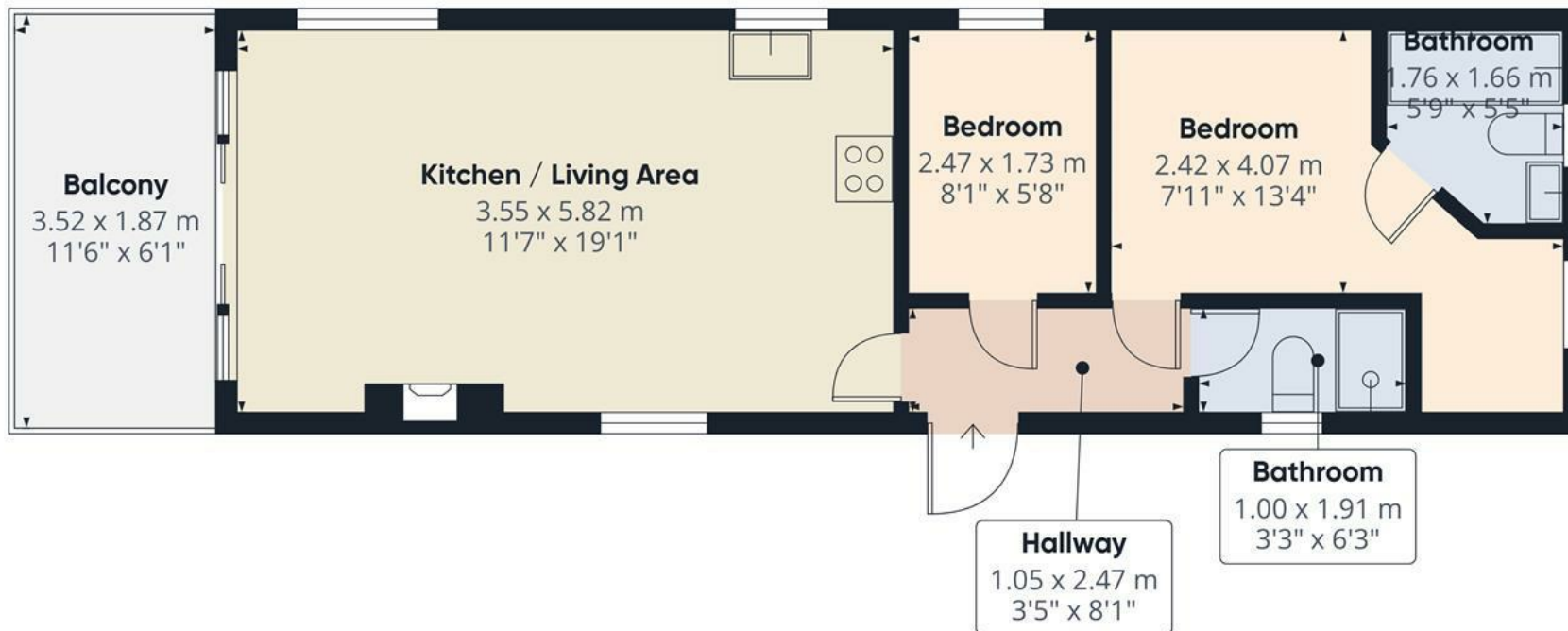












Approximate total area⁽¹⁾

40.6 m²

436 ft²

Balconies and terraces

6.5 m²

70 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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