



13 Littondale Country and Leisure Park, Hawkswick, Skipton, BD23 5PX

Asking Price £139,950

- LUXURY THREE BEDROOM LODGE
- COMPOSITE DECKING TO THREE SIDES
- ONE OF THE BEST SITUATIONS ON THE PARK
- UTILITY ROOM
- PRIVATE PARKING
- EN SUITE
- SET IN 30 ACRES OF NATURALLY LANDSCAPED GROUNDS
- STUNNING OPEN PLAN LIVING/DINING/KITCHEN AREA
- SITE OPEN 12 MONTHS OF THE YEAR (NON RESIDENTIAL)
- USEFUL BIKE STORE

13 Littondale Country and Leisure Park, Littondale, Skinton RD23 5PX

A fabulous opportunity awaits to acquire this STUNNING THREE BEDROOM LODGE set in the enchanting Littondale Park. NESTLED WITHIN 30 ACRES OF NATURALLY LANDSCAPED GROUNDS, this lodge is SURROUNDED BY SERENE WOODLAND AREAS and the charming remnants of old quarry walls. WE BELIEVE THIS PLOT IS ONE OF THE BEST ON SITE, but don't just take our word for it—schedule a viewing to appreciate the size and quality for yourself.



Council Tax Band: Exempt



PROPERTY DETAILS

A fabulous opportunity awaits to acquire this stunning three double-bedroom lodge set in the enchanting Littondale Park. Nestled within 30 acres of naturally landscaped grounds, this lodge is surrounded by serene woodland areas and the charming remnants of old quarry walls. We believe this plot is one of the best on site, but don't just take our word for it—schedule a viewing to appreciate the size and quality for yourself.

This exquisite lodge comes fully furnished with desirable pieces that perfectly complement the flooring and decor. The open plan living, dining and kitchen area offers breathtaking views from every angle. The kitchen boasts the highest specifications, featuring integral appliances. The dining area seamlessly flows from the kitchen into the living room, which has access to the front balcony, ideal for relaxing and soaking in the views. A practical utility room with matching cabinets is conveniently located off the kitchen.

The living area also includes bi-folding doors that open into either the third bedroom or a cozy snug/office. The inner hall leads to the spacious and bright master bedroom, adorned with stylish built-in furniture and a luxurious en suite shower room. This room also provides access to the rear balcony, which overlooks picturesque fields and rolling hills. There is an additional double bedroom with fitted furniture and another elegant shower room.

Outside, the lodge offers private parking at the front and composite balcony areas to three sides, perfect for enjoying the surrounding beauty. Additionally, there are two very useful bike stores. The area offers numerous opportunities to unwind and explore.

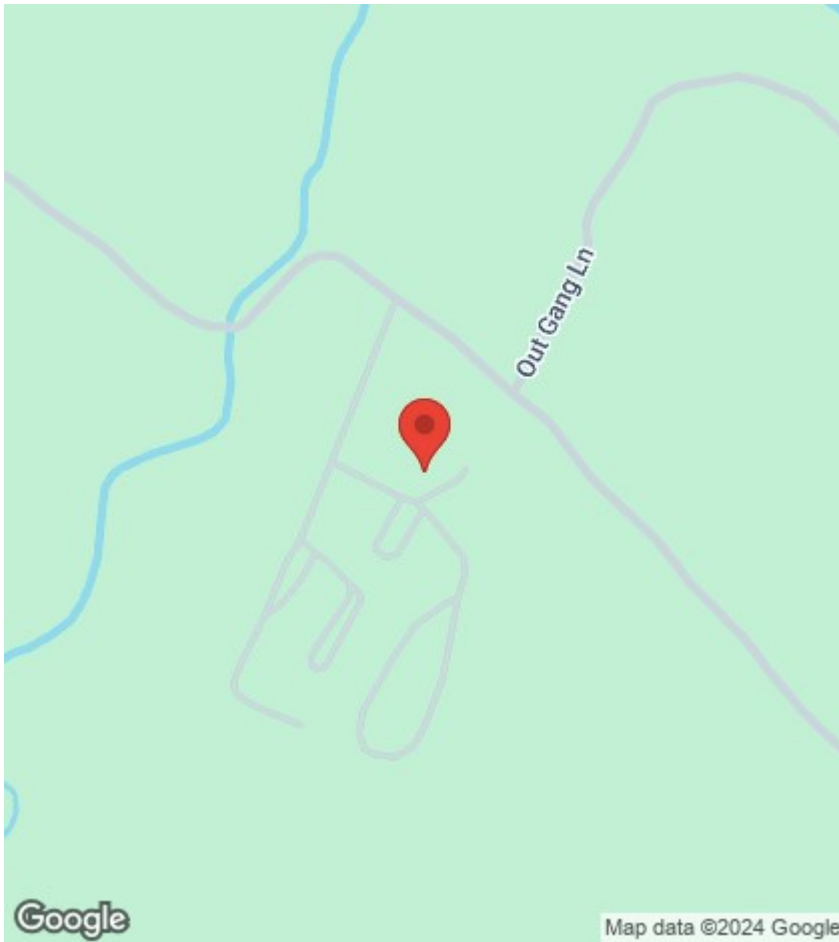
Littondale Park is just 15 minutes from the Iconic Dales village of Grassington and 25 minutes from the bustling market town of Skipton, where you'll find a wealth of local shops, pubs, restaurants, coffee shops and excellent train and bus links.

ADDITIONAL INFORMATION

Site fees per year £5,400.

This is a non residential site but is open 12 months of the year.


25 year lease with 22 years remaining.



Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating: Exempt

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |