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"For Sales In The Dales"



The Lodge, Bainbridge Ings, Hawes

- Large, Detached Lodge
- Outstanding Views
- Kitchen Dining Room Ideal For Entertaining
- Living Room With Bi Fold Doors
- Master Bedroom With Ensuite and Walk In Wardrobe
- Two Further Double Bedrooms
- Modern Shower Room
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- Outside Space With Hot Tub
- Parking For Two Cars

Postcode: **DL8 3NU**

Tenure: **Leasehold**

Council Tax Band: **To be confirmed**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Asking Price: £285,000



The Lodge at Bainbridge Ings, is a brand new, detached lodge situated on a quiet site within walking distance of Hawes.

Hawes is a traditional market town and a popular tourist destination but also the hub of the local community. It has a good range of shops, pubs & restaurants as well as primary school, doctor's surgery, church & chapel. The area is renowned for the glorious scenery, walks and hospitality and is home to the famous Wensleydale Cheese.

The accommodation is spacious and offers excellent entertaining space. There is a large open plan living area with a contemporary kitchen, dining space and a living area with doors that will lead out onto a deck. The master bedroom suite is spacious with an ensuite shower room and a dressing room. The master also has double doors leading out to a deck and making the most of the fantastic views across Wensleydale. The other two bedrooms are both doubles and have built in storage.

There is also a modern family shower room and a handy utility room.

The garden offers an excellent sitting out area and also benefits from a hot tub, the perfect place to relax and take in the long distance views. There is parking for two cars.

The site is well maintained and offers a fantastic base for a holiday. The Lodge can be used privately by the owners all year around. Alternatively, it can be rented out via the park when the owners are not using it.

A viewing is highly recommended to appreciate the high finish of the lodge and the outstanding views.

Accommodation

Hallway Wood effect floor. Coved ceiling. Loft hatch. Radiator.

Utility Room Wood effect floor. Coved ceiling. Excellent range of wall and base units. Space for undercounter washing machine and tumble dryer. Stainless steel sink and half drainer. Gas Logic combi boiler.

Kitchen Dining Room Fantastic large entertaining space. Wood effect floor. Coved ceiling.

Kitchen area - Excellent range of all and base units. Integrated fridge and freezer. Integrated dishwasher cooker and microwave. Four gas ring hob. Island with seating and stainless steel sink.

Large dining area with pendant drop-down lights.

Beautiful seating area with bifold doors looking out onto the view over Abbottside. Two radiators. Three windows. Bifold doors.

Master Bedroom Fitted carpet. Coved ceiling. Large window with two opening units. Double doors. Radiator.

Ensuite Shower Room Tiled floor. Coved ceiling. Extractor fan. Shower with twin showerhead. Tiled walls. WC. Basin housed in a vanity unit. Heated towel rail. Frosted door out to the garden.

Walk In Wardrobe Fitted carpet. Coved ceiling. Storage hatch. Floor to ceiling wardrobes with sliding mirror doors.

Bedroom 2 Fitted carpet. Coved ceiling. Built-in wardrobe. Radiator. Window.

Bedroom 3 Fitted carpet. Coved ceiling. Built-in walk in wardrobe. Radiator. Window with fantastic views.

Shower Room Tiled floor. Coved ceiling. Extractor fan. Tiled walls. Large walk-in shower with twin showerhead. WC. Basin housed in a vanity unit. Heated towel rail. Frosted window.

Outside

Parking Driveway parking next to the lodge, suitable for two cars.

Garden Low maintenance outside space. Hot tub. Beautiful views across Upper Wensleydale and up to Stags Fell.

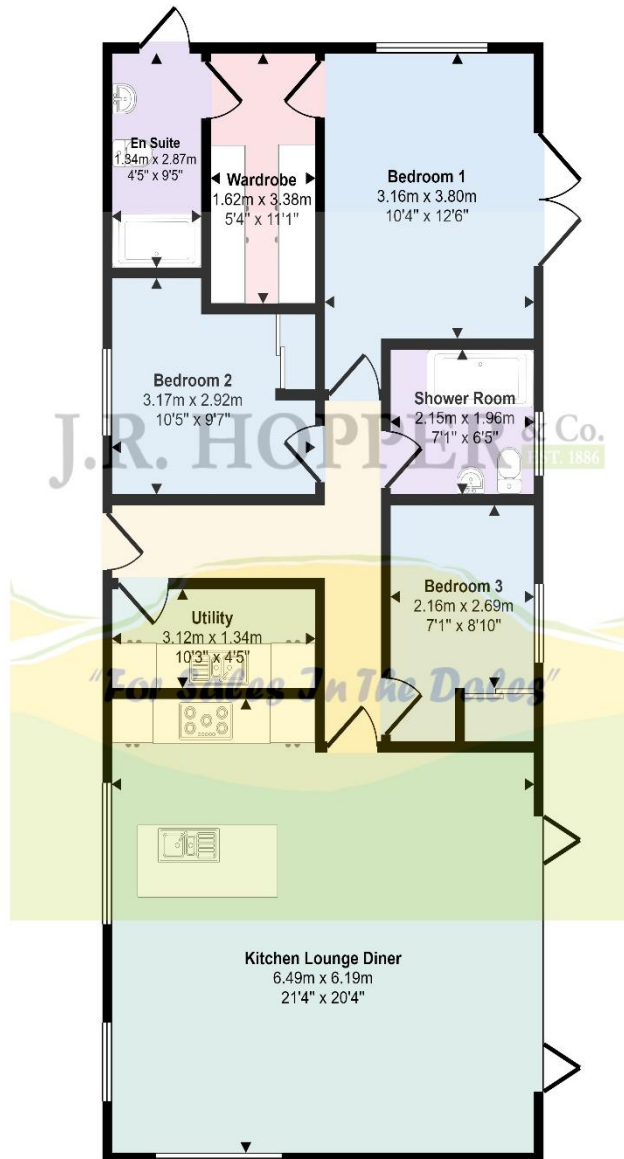
Agents Notes Annual site fees are £3000. Lease is 99 years.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



Approx Gross Internal Area
97 sq m / 1040 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.