



7a, Cedar Retreats  
West Tanfield | Ripon

7a

6b

## 7a, Cedar Retreats

### West Tanfield, Ripon HG4 5LH

#### GUIDE PRICE £150,000

A cosy one-bedroom log cabin style lodge, set within an exclusive small site of luxury lodges nestled in a beautiful lakeside setting near to West Tanfield.

#### Location

The lodge is one of 32 luxury lodges at Cedar Retreats and is located on the outskirts of the popular village of West Tanfield on the edge of the River Ure, there are two public houses and a village shop all within a short walk of the park. Further amenities are available a short drive away in the historic market towns of Bedale and Masham, with the Cathedral City of Ripon located six miles or so, to the South. Access to the A1(M) is available at Sinderby and East Coast Mainline train services are from Northallerton and Thirsk.

#### Description

7a is to be sold as a turnkey property and is furnished with quality furniture, fixtures and fittings providing any purchaser with the convenience of being able to use the lodge immediately as a cosy rural retreat or for an investor to let out the property as a holiday let. The lodge is clad in cedar wood and has been designed to have a light-filled contemporary living space with an open plan kitchen/dining/living area and patio doors opening out onto the private decking area. The kitchen is fitted with integrated appliances which include a fridge freezer, oven & hob with extractor fan





above, microwave and dishwasher. The living area is fitted with a wall-mounted electric fire.

The well-proportioned double bedroom has an ensuite with both a bath and separate shower. Off the central hallway is a spacious cupboard housing the water tank and provides additional storage space.

Outside, there is a generous private parking space, a lawned area as well as a hot tub located to the rear on the private decked area. The site is approximately 6 acres in size with an attractive pond in the centre.

#### **Agents Note**

Although this lodge is currently used as a holiday lodge, it can also be lived in privately 365 days a year if a second property is owned. The property has a 125-year lease dating from 1<sup>st</sup> June 2012.

The annual management charge is £3,950 per annum which includes all ground maintenance, household waste, water and sewage.

The ground rent is £600 per annum.

There is no stamp duty applied on purchase cost and there is no council tax due.

The lodge is currently rented out as a holiday let through Hoseasons.

#### **Services**

Mains electric, water and drainage. Heating is electric. The property has recently been fitted with solar panels.

#### **Viewings**

Strictly by appointment only with Lister Haigh.

Tel: 01423 860322

#### **Directions**

From Ripon city centre, follow Fishergate and North Street, at the clock tower turn left onto Palace Road/A6108. Follow this road for 5.5 miles, then at the roundabout take the 3rd exit, continue for 0.3 miles, and then take the left-hand turn after Nosterfield Road. This road will then lead you to West Tanfield Luxury Lodges.





**Ground Floor**

Total Area: 39.4 m<sup>2</sup> ... 424 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Lister Haigh, 106 High Street, Knaresborough, North Yorkshire, HG5 0HN

01423 860322

E: knaresborough@listerhaigh.co.uk

[www.listerhaigh.co.uk](http://www.listerhaigh.co.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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