



Swainby Country Park , Church Lane, Swainby

Guide Price £62,950



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Sumptuous 2-bedroom, 2-bathroom lodge with stunning views of the Cleveland Hills and positioned in the small, peaceful and secluded Swainby Country Park. Comprehensively fitted and lavishly furnished, this premium park home is in the heart of North Yorkshire, on the edge of the North York Moors National Park. Here you will truly feel as though you are on holiday especially as the Park is open for holiday use, 52 weeks of the year.

Extremely well maintained, this 2017 ABI Westwood Lodge (44ft x 13 ft) is built to Residential BS3632 standards, ensuring superior insulation and energy efficiency – perfect for cosy winter stays.

Elegantly styled and with quality furnishings, everything has been thought of – just bring your suitcase!

Entrance Hallway

Light and bright with a fitted cupboard, built-in cupboard housing boiler and doors to all rooms.

Open Plan Living/Kitchen/Dining Room

In the Living Area, large sliding doors, open onto the decked terrace for outside dining but also allow you to enjoy the view whatever the weather. Fitted with cupboards and a tv unit, there is also a central feature electric stove-style fire for cosy evenings. The sofa opens out to a double bed, providing a clever additional sleeping area.

The Dining Area is a good space and accommodates a good sized table to seat 4-6.

In the perfectly designed L-shaped Kitchen Area, storage and workspace abound. Once again everything has been thought of and there is even a breakfast bar area with seating. Fully fitted and equipped with wall and base units, open shelving, slatted blinds, and integrated appliances: 5-ring gas hob, electric double oven, extractor fan, microwave, fridge/freezer, dishwasher and washing machine – ideal for longer stays.





Master Bedroom

A spacious room with a king size bed and fitted with a range of drawers, wardrobes, dressing table and bed side cabinets. Door to:

En-Suite Shower Room

With good sized step in shower cubicle, wash hand basin set on stand with shelving, low level wc and ladder towel rail.

Bedroom Two

Complete with 2 single beds, fitted with open bedside cabinet, wardrobe, drawers and dressing table.

Main Bathroom

With a 3 piece suite, comprising bath, with shower over, glass shower screen, wash hand basin fitted into vanity unit with cupboards, ladder towel rail and wc.

Externally

Decked terrace with table and chairs – the perfect spot for outside dining and to soak up the spectacular views of the Cleveland Hills. Allocated parking space right by the lodge. Also access to communal laundry facilities if needed.



Location & Amenities - We found only good reviews of Swainby Country Park, including this one from an AA Assessor: 'A quiet and very peaceful site, Swainby Country Park is situated in the beautiful surroundings of the North York Moors National Park. With easy access to local walking and cycling routes, this location has something for everyone.'

The Park is listed as being secluded, well maintained and as an owners-only park with multiple industry awards and the most beautiful scenery right on your doorstep. It is also listed as being clean, tidy, offering modern facilities and being dog-friendly.

Within walking distance, there are two cosy and traditional country pubs known for their roaring fires, beams and tempting menus – The Black Horse Inn and The Blacksmith's Arms; and two rather special tearooms, one with a themed interior. Each venue is dog friendly and each promises a warm welcome. A village shop, open on certain days, stocks essentials and local produce. It also has a well-respected tearoom. Hutton Rudby is less than 4 miles away with its Spar supermarket, Post Office, petrol station, hairdressers and beauty salon.

Other information:

Gas & Water: Connected to metered propane gas (no bottles needed) and unmetered water supply for added convenience.

Heating & Connectivity: Thermostat-controlled central heating, heated towel rails, WiFi-ready with router installed, and a large digital aerial for enhanced signal.





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