

Mark Stephenson's

ESTATE & LETTING AGENTS



4 Bulmer Farm Lodges, Ryton, Malton, YO17 6SA

£125,000

- Offered for sale chain free
- Flexible layout
- Central heating & double glazed
- Lovely private development
- Classified as a holiday home
- Mature setting
- Generous size lodge
- Allows all year round living

4 Bulmer Farm Lodges, Ryton YO17 6SA

Delightfully located park lodge classified as a holiday home but allowing all year round occupation. Extremely well appointed throughout, built originally as a 3 bed but now laid out so as to provide further living space off the dining room. Centrally heated and double glazed, large terrace/decking area, generous parking space. Offered for sale with the benefit of having no onward chain.



Council Tax Band:



General information

We understand the yearly service charge/site fee is currently £4122.26 inclusive of VAT.

We understand a fee of 10% plus VAT is charged when ultimately selling payable to the park owners.

Electricity: This is metered and invoiced a 12 week rotation at cost to Bulmer Farm Lodges.

Gas: LPG, metered and billed on a 12 week rotation at cost to Bulmer Farm Lodges.

Wifi: Available at extra cost.

Insurance: Must include public liability insurance.

Tenure: 99 year licence from 2010

Location

Bulmer Farm lodges is a small, delightfully located small park surrounded by open fields hidden away in the heart of rural Ryedale.

Ryton is a rural hamlet just outside Malton, close to the A169 Pickering Road and three miles from the A64 connecting to York, Leeds and the national motorway network. The Georgian market town of Malton straddles the North York Moors, Howardian Hills and Yorkshire Wolds. It has a national reputation as Yorkshire's Food Capital with its cafés and restaurants, artisan food producers, brewers and Food Lovers Festival. Along with its wide range of independent shops are supermarkets, with Marks & Spencer just over County Bridge. Local amenities abound including a community hospital, doctors' surgery, tennis courts, swimming pool, gyms, cinema and arts venue. The railway station

offers direct links to the coast, mainline York and on to Leeds, London, Liverpool and Manchester Airport.

Side Entrance/utility

kitchen

Well fitted range of units both base and wall level. Opening into the dining area.

Dining area

Opening one way into the large main reception and another way into what was the original third bedroom but now a reading room/study.

Reading room/study

Side window.

Main reception room

Impressive main reception with French doors leading directly onto the large terrace/decking area. Solid fuel stove.

Bedroom 1

Double size room with built in wardrobes.

En-suite shower room

Cubicle, WC and wash basin.

Bedroom 2

Further double bedroom.

Bathroom

Matching three piece suite.

Outside

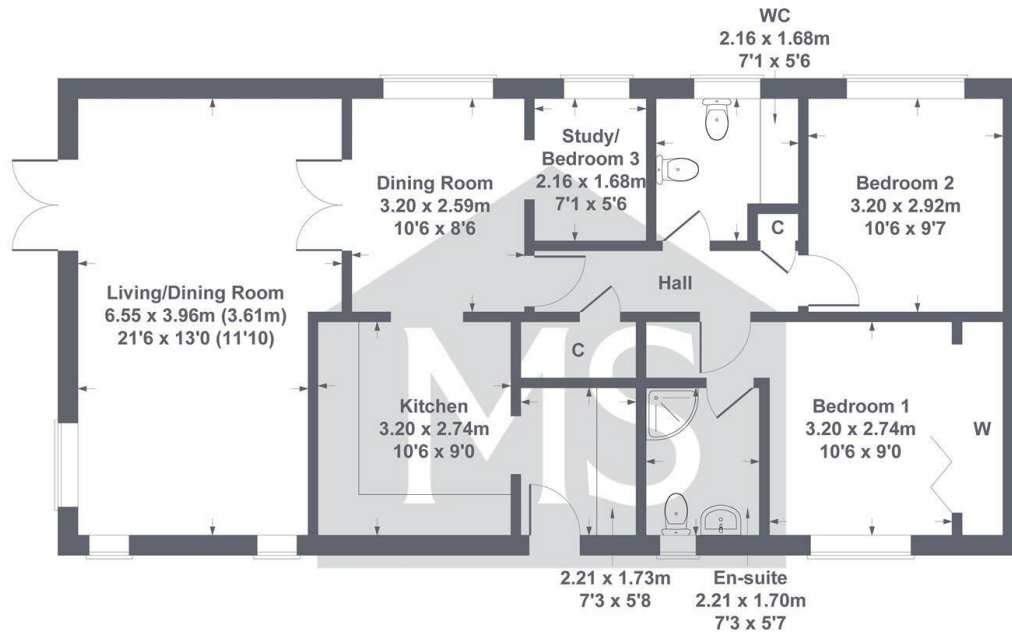
Generous off road parking provision.

Delightfully positioned within extremely mature grounds.





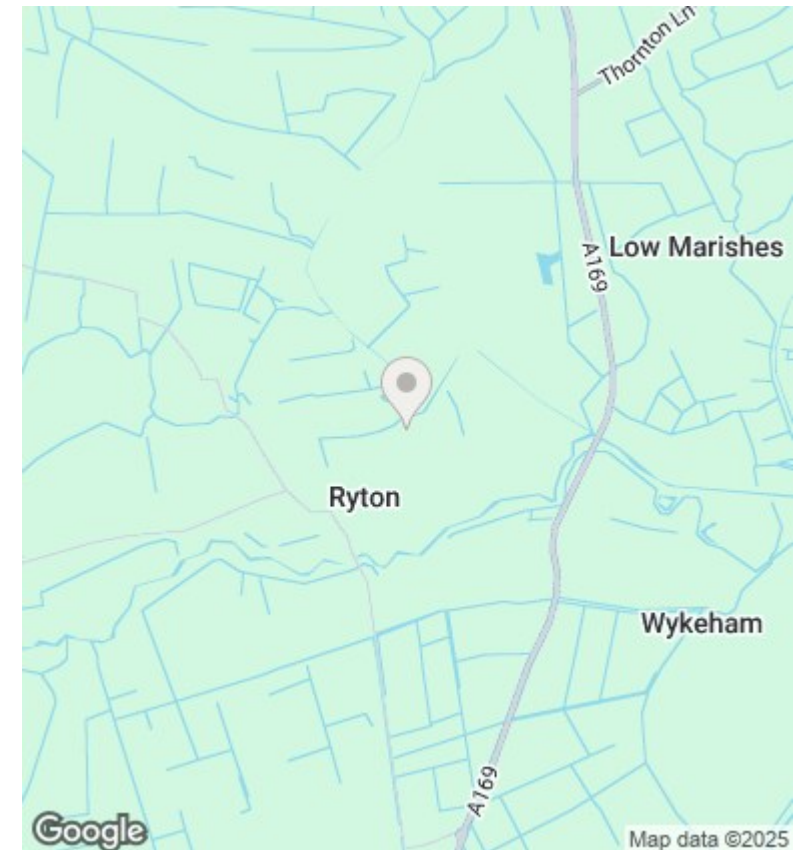
Approximate Gross Internal Area 980 sq ft - 91 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

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		