

Rounthwaite **R&W** Woodhead

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21 SCAMPSTON LODGES, MALTON, YO178HL

Scampton's Lodge Park is one of the finest holiday lodge parks in the North of England. Set within the beautiful estate of Scampton Hall, owning a Lodge at Scampton allows you the unique opportunity to own a slice of this historical and prestigious estate.

GUIDE PRICE £175,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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Description

Available immediately, a 43' x 22', pre-owned 2010 Lissett Utopia 2, with 87-years of licence remaining; decking and all internal and external furniture included. The Lodge underwent an extensive refurbishment in 2021 by its current owners, including decoration throughout and new internal doors and ironmongery.

The Utopia-2 redefines the holiday home by offering the ultimate in contemporary living, with a countryside-woodland feel. Beautifully designed, its cool and calming interior provides the perfect environment in which to relax. This pre-owned Lissett Lodge is situated within the first phase of only 8 lodges, set amongst mature trees, giving a high level of privacy between each lodge.

Each room has been meticulously designed with impressive attention to detail. French doors lead into the light and airy living room with a vaulted ceiling. A bright, open-plan layout continues with modern kitchen and dining areas. Superb quality furniture and fittings, combined with clever lighting, make this a beautiful space in which to entertain or simply unwind.

There are two stunning bedrooms in the Utopia-2, both perfectly fitted and furnished with your comfort in mind. The master bedroom has a walk-in wardrobe and lovely en-suite bathroom. The extensive space continues with 3rd bedroom, easily convertible into a study, and a family bathroom.

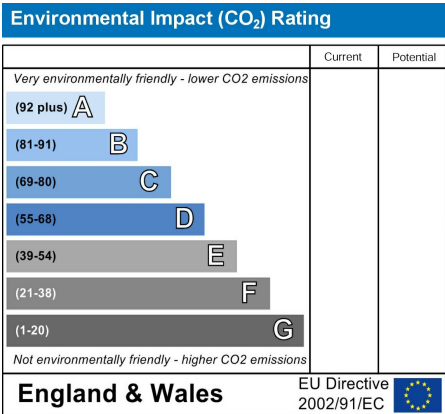
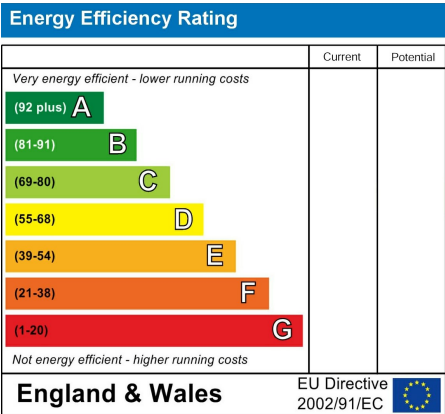
The classic exterior canopy with subtle downlighters and a fabulous decking area offer the ideal space for enjoying the tranquillity of the North Yorkshire Wolds or for outdoor entertaining on warm summer evenings. The large decking area overlooks a mature lake, with impressive central fountain, upon which dragon flies can be seen hovering over the water lilies and Coots and their chicks' nest and paddle. The current owners have seen a pair of swans settle and majestic hares hop around the edges. The whole area oozes peace and tranquillity.

There is a substantial parking area and a new 10' x 8' shed with power and lighting.

General Information



Accommodation





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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