

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



45 SCAMPSTON PARK LODGES SCAMPSTON, YO17 8HL

PRICE GUIDE £289,000

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

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Evoking the ambience of a hunting lodge in the snow-driven wilds of the Arctic, the Alaska lodge by Lissett is the perfect retreat for the discerning adventurer. This inviting home is inspired by a love of the great outdoors and the thrill of exploration, perfectly blending traditional and modern, natural textures and the highest-quality fittings and furniture. All you need to add is good food and drink, and great company.

This lodge is manufactured by Lissett Homes, a leading manufacturer of Park Homes and Luxury Lodges. For thirty years they have been developing quality custom-built leisure accommodation in an extensive range of styles, demonstrating quality, comfort, and elegance. Lissett's philosophy towards construction is design and build without compromise, using the best proven techniques and materials available to achieve the highest quality standards.

Lissett continuously strives to achieve the best through a relentless pursuit of product development and improvement. Furthermore, their emphasis is on quality, not quantity, all built to the same exacting high standard, producing quality homes that have become the benchmark within the industry. Based in the nearby town of Pocklington, Lissett can offer also an unrivalled after-sales service.

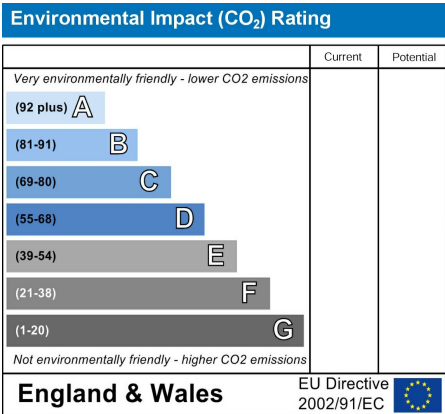
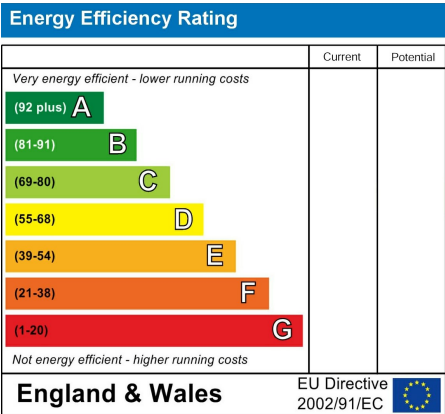
FEATURES & SPECIFICATION:

- * Open plan living/dining room with vaulted ceilings
- * Luxury bathroom with 4-piece suite
- * Rustic kitchen with island and wine cooler
- * Integrated AEG appliances
- * Fully furnished with luxury interiors
- * 3 bedrooms
- * Master bedroom with luxury 3-piece white suite
- * Lake view
- * Internet ready
- * Very large driveway (up to 4 cars)
- * Automatic external lighting
- * Outdoor electricity point and water
- * 6 x 8 shed included (to match lodge)
- * Automated alarm
- * Rustic cladding
- * Decked balcony and glazed balustrade
- * Built to BS3632
- * 2 year manufacturer's warranty + further 8 years Goldshield warranty

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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