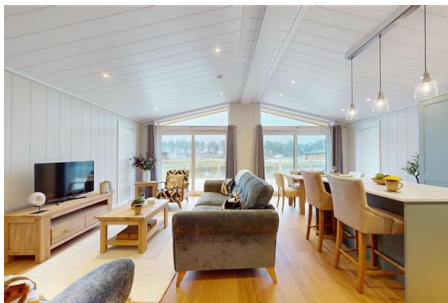


# Rounthwaite **R&W** Woodhead

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



## **36 SCAMPSTON LODGES, MALTON, YO178HL**

**A luxurious 3-bed 45' x 22' Retreat lodge built bespoke by Scampston Park Lodges, this ultimate luxury show lodge needs to be seen to be believed.**

**GUIDE PRICE £294,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

A luxurious 3-bed 45' x 22' Retreat lodge built bespoke by Scampston Park Lodges, this ultimate luxury show lodge needs to be seen to be believed.

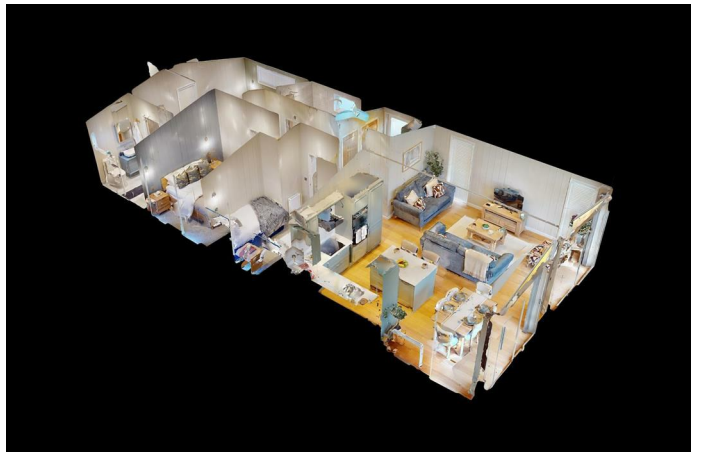
Retreat Homes are based on the edge of the Lake District in Cumbria and have been manufacturing bespoke lodges for many years. They combine their traditional hand-crafted building methods with complex architectural elements to create environmentally conscious lodges that are of the highest quality and finish.

Retreat Homes are built with longevity in mind. The Retreat Lodge is contemporary, intelligent, rigidly constructed, and adaptable to the features and views of Scampston Park Lodges. Ever conscious of environmental issues, all Retreats have been designed with sustainability in mind using timber from sustainable forests.


### FEATURES & SPECIFICATION:


- Open plan living/dining room with vaulted ceilings
- Lake view from sliding patio doors
- Floor to ceiling windows throughout
- Luxury bathroom with 4-piece suite
- Contemporary kitchen
- Samsung kitchen appliances
- 3 bedrooms
- Super King master bedroom with luxury 3-piece ensuite
- Walk in wardrobe
- Velux window
- Cedar cladding
- Interior oak doors throughout
- Decked balcony and glazed balustrade
- Private alarm system with fob control
- 8 x 6 shed included with electric supply
- Outdoor electricity point and water supply
- Built to BS3632
- 2 year manufacturer's warranty + further 8 years Goldshield warranty

## General Information



# Accommodation

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 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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