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EXCLUSIVE

Wren Lodge, Milton Park, Gargrave. Skipton

Asking Price £225,000

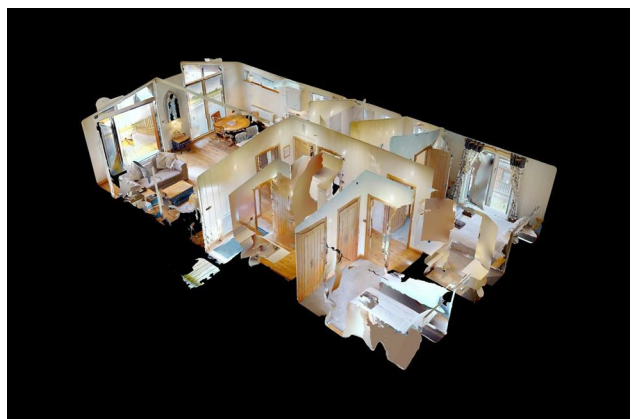
Property Images



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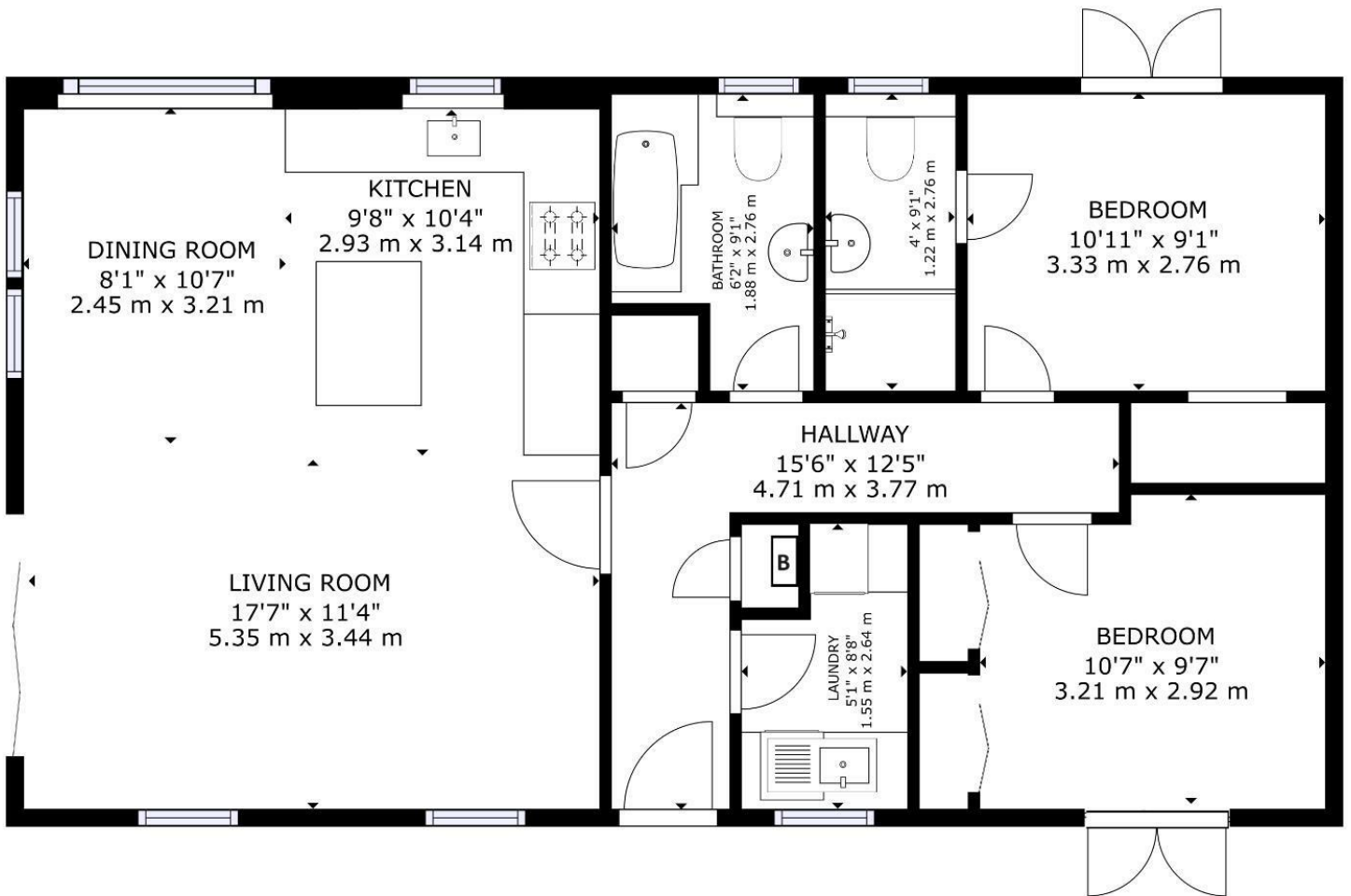
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GROSS INTERNAL AREA
FLOOR 1: 862 sq ft, 80.07 m²
TOTAL: 862 sq ft, 80.07 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Gargrave is on the edge of the Yorkshire Dales National Park in North Yorkshire. The River Aire runs through the middle of the village and with three attractive greens running alongside, makes an idyllic place for picnics, paddling, fishing and dog walking. The Leeds Liverpool Canal also runs through the village providing boating and walking (on the level) throughout the year. A well-regarded Primary school, St Andrews Church, Village Hall and community library are all close by. Local amenities include a CO-OP supermarket, 3 public houses, The Frying Yorkshireman fish and chip shop, Bollywood Asian restaurant (very good) and a café. There is a bus service into Skipton and a train station with services to Skipton, Settle, Carlisle, Morecambe, Manchester, Leeds & Bradford. The famous Yorkshire Three Peaks are approximately a thirty-minute drive away and the Lake District is just over an hour's drive.

Available for occupation/ open 12 months of the year (different address / main home elsewhere)

LODGE EXTERIOR

The Otter has a stunning split-level roofline and is finished in Western Red Cedar wood, treated with Osmo oil, which the Manufacturer TFM say can double the anticipated lifespan of this type of cladding by a further 60 years if treated every few years, and is also stunning visually with the decking and external lighting. This is a lodge which will be atmospheric at night, yet well lit enough that you'll be able to see where you're going!

WHAT'S INSIDE

Wren Lodge shows off TFM's quality and styling, particularly in the joinery, which demonstrates real craftsmanship and care, however there is lot of finer details built-in which will make the lodge feel really luxurious to the occupant, and very practical for ownership. The depth and variation of textures and tones make this feel both warm and light and bright, and it will be an easy lodge to keep clean – crucial if you're thinking of hiring it out. Add to that mix an interior design theme which would be bound to appeal to all, extensive glazing and vaulted ceilings throughout and natural oak flooring in the living areas, and this has all the elements of a winning lodge.

LIVING AREA

Tongue and groove panelling lines the living area, making it light and contemporary but also warm. The front elevation is fully glazed so it lets plenty of light in, and inset ceiling lights are topped up with stylish lamps in the lounge and a drop pendant light. Further pendant lights hang over a kitchen island and breakfast bar.

In the lounge area, there's a beautiful symmetry in the way the furniture is arranged, and a fire could easily be added here if you wanted one. The round dining table seats four, and that is afforded a good view from full-height windows. What's apparent here is the feeling of space, which could be useful for families where more floor space is a requisite part of living, playing and relaxing, without the feeling that you'll be bumping into one another.

TFM offers a choice of kitchens from Howdens, and from the several examples we've seen them use, they're all stunning. Having granite worktops with tiled splash-backs and an under-mounted sink, a four-burner gas hob with stainless steel extractor canopy over. There is a fan-oven with built-in microwave above, and also an integrated dishwasher and a fridge-freezer. This really will be a kitchen with a home-away-from-home feel. Low-level LED lighting illuminates the walk-ways the evenings when you pop to the kettle, or if you need a glass of water in the night.

A foyer leading to an inner hallway giving access to all areas, with two handy full-height storage cupboards. On entry, there's a utility room to the right, and the family bathroom is straight ahead. A large living area incorporates the lounge, dining and kitchen areas, and a bi-fold door to the living space opens out to outdoor space.

There are two double bedrooms in this model and the principal bedroom has a walk-in wardrobe space and an impressive en-suite shower room with a large walk-in shower.

Milton Park would be delighted to assist with any holiday let management and change overs.

These Lodges are also available to order to your spec and choice of fittings either located at Milton Park or for a different location.

Site fees = £4500 per annum

Water rates and Council Tax are included in the site fees

50 year lease

Electric & LPG GAS metered separately

On-Line-Bullet-Points

- Luxurious feel and great build quality
- Can be used as a holiday Let / Income generator
- En-suite shower room and walk-in wardrobe
- Abundance of storage space built-in
- All furniture and white good included in the price
- Built to BS 3632
- Also available to purchase and delivered to a different site
- Fully furnished (as seen) including white goods
- 50 year lease from 2024
- Available / open 12 months of the year