



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**6 PHEASANTS VIEW RIBBY ROAD, PR4 2PR**  
**£162,500**



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## DESCRIPTION

OPEN TO SENSIBLE OFFERS.

The Rivendale screams quality, sophistication and pure luxury.

This is an award winning twin lodge with it's revolutionary design and high specification. From modern radiators to American style fridge freezer.

The views from this lodge are stunning.

The open plan living area offers generous lounge (with bifold doors on to your decking) plus large kitchen with an island.

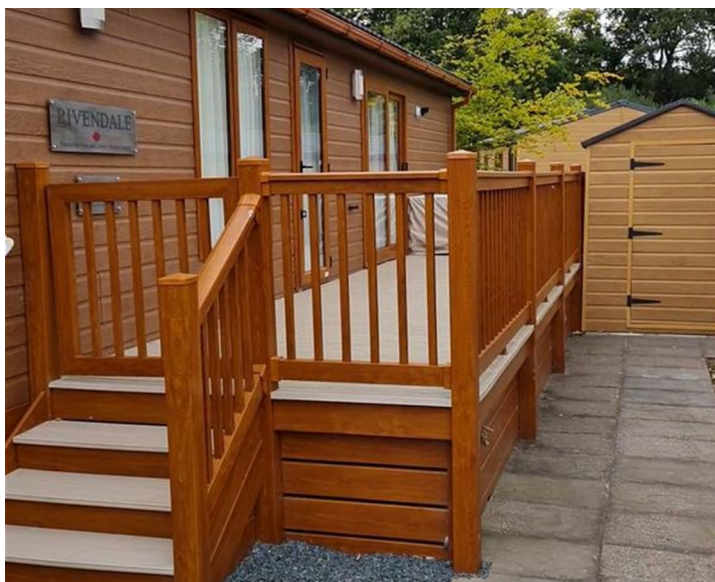
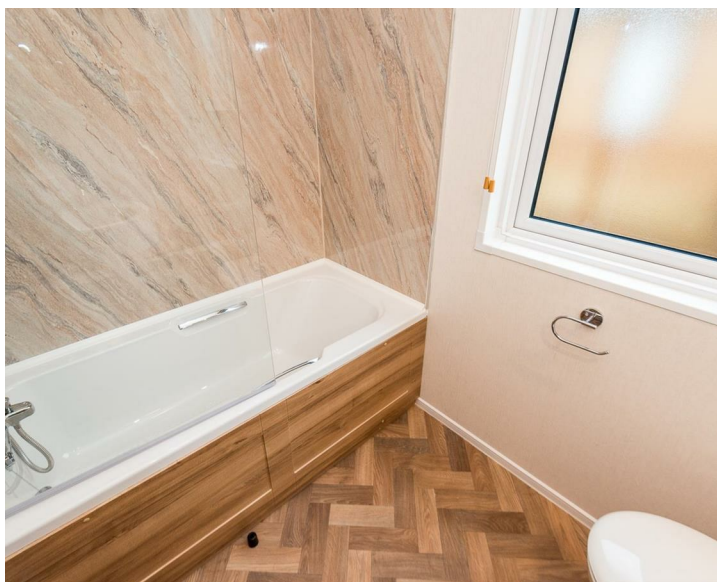
The lodge has two bedrooms, and the master bedroom is a fantastic size. It has an en-suite shower, built in wardrobes, dressing table and a set of sliding doors leading on to the decking.

Whilst the Rivendale suits its open plan kitchen, dining and living area there is an option to close off the lounge creating a more formal layout. The lounge and dining furniture is beautifully crafted and sets the tone with other highlights being the beams and vaulted ceilings.

## KEY FEATURES

- 40 x 20ft
- Amazing on-site facilities
- Close to Lytham Beach
- Open plan kitchen with central island
- Sleeps 6 people
- Set within 130 acres of countryside
- Stunning views from this plot
- Bi-Fold doors and spacious decking area
- En-suite shower room
- 44 years lease remaining







ASHWORTH HOLME

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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 CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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