

Rounthwaite **R&W** Woodhead

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

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.



- Lissett Utopia design, substantially refurbished in 2021
- Principal bedroom, walk-in wardrobe and en-suite shower room
 - Fully furnished with luxury interiors
 - 87-year licence remaining
 - Outdoor electricity point and water
- Spacious open-plan living, dining and kitchen area
 - Bathroom with shower over bath
 - Lake view
 - Substantial private parking area

GUIDE PRICE £165,000

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

A beautifully refurbished 43' x 22' Lissett Utopia 2 lodge set in a peaceful and private lakeside position in the park. This is a rare opportunity to secure a fully furnished, turn-key holiday home in an exclusive woodland setting.

Positioned within the small and highly sought-after phase of just eight lodges, the property enjoys uninterrupted views over a mature lake with central fountain, surrounded by established trees offering excellent privacy.

The lodge was extensively refurbished and updated by the current owners in 2021; including full redecoration, new internal doors and upgraded ironmongery, creating a warm, restful interior that reflects its peaceful lakeside woodland setting

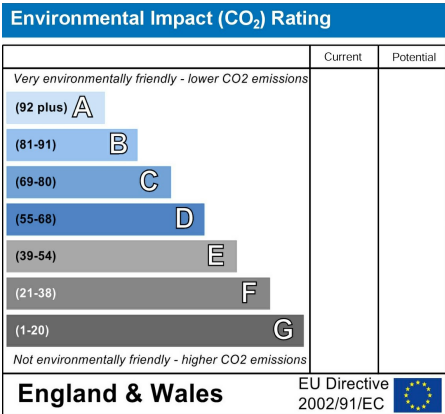
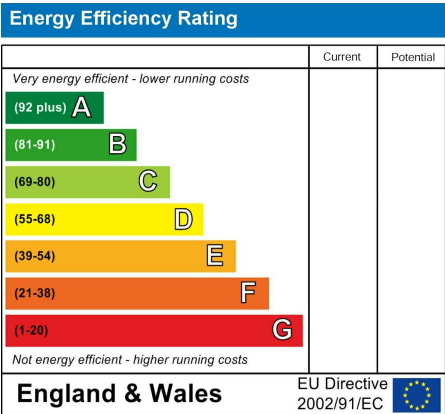
French doors open from the spacious open-plan living area onto a generous decking, perfectly placed to take in uninterrupted, panoramic views across the lake. The living, kitchen and dining space, with its vaulted ceiling, is light, airy and full of character, creating a wonderful sense of openness. Designed for relaxed country living, it offers an inviting setting for quiet mornings, easy entertaining and long summer evenings with family and friends overlooking the water and enjoying the abundant wildlife including swans, coots, dragonflies and hares.

A rare opportunity to secure a fully equipped lakeside lodge in a wonderfully tranquil setting, offering an immediate escape into peace and nature. Perfectly placed for relaxed enjoyment throughout the summer season and beyond.

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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