

**Simon Blyth**  
ESTATE AGENTS

FINE COUNTRY  
LODGES

**FINE COUNTRY LODGES, STREET LANE, WILLITOF, GOOLE, DN14 7NY**

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**WILLERBY SHERATON**



**DELTA SAFFRON DELUXE**





## FINE COUNTRY LODGES





### About Fine Country Lodges

#### **Street Lane, Willitoff, Goole, DN14 7N | Rural East Riding of Yorkshire**

Nestled in the peaceful heart of the East Riding countryside near Bubwith, Fine Country Lodges offers an exclusive development of luxury holiday homes. Designed to make the most of the stunning natural surroundings, this tranquil park is the perfect place to relax, unwind, and escape from the stresses of everyday life.

While the park feels wonderfully secluded, it's just a short drive to the historic and vibrant city of York, offering the best of both worlds — rural peace with easy access to culture, shopping, and dining.

### Why Choose Fine Country Lodges?

-  **Open All Year** – Enjoy your holiday home 12 months of the year
-  **Owner Exclusive** – A peaceful environment with no holiday lettings
-  **Prime Location** – Ideally situated between Howden and York
-  **Secure & Private** – Gated community with barrier-restricted access

Whether you're looking for a quiet weekend escape or a base for exploring Yorkshire, Fine Country Lodges provides the perfect setting for a luxurious and relaxing lifestyle.



## BRAND NEW DISPLAY MODEL WILLERBY SHERATON



### PROPERTY DESCRIPTION

#### **Willerby Sheraton – A Classic Retreat with Timeless Charm**

*Available at Fine Country Lodges, Street Lane, Willitopt, Goole, DN14 7N*

Set within the peaceful surroundings of Fine Country Lodges in the East Yorkshire countryside, the Willerby Sheraton offers the perfect escape from busy modern life. This premium holiday home combines classic elegance with modern comfort, featuring rich dark woods and soft pink tones throughout.

Inside, the spacious lounge is ideal for relaxing, complete with twin matching sofas and a dark wood-effect feature fireplace that brings a warm, heritage feel. The principal bedroom includes an en-suite shower room for added convenience, while the fully furnished interior ensures a seamless move-in experience.

Outside, enjoy the benefits of private decking — perfect for alfresco dining or simply soaking up the tranquil setting.

Located in Willitopt, Goole, this beautifully homely lodge is nestled in a serene, scenic location, offering a calm and luxurious lifestyle just a short drive from local attractions and countryside walks.

**Offers Around £79,999**



## ABOUT

The Willerby Sheraton is a classic, high-specification holiday home, thoughtfully designed for those seeking luxury, comfort, and a touch of tradition. With soft pink tones and dark wood finishes, this model brings a homely and heritage-inspired feel.

### Key Features:

- Spacious, modern lounge with twin sofas and feature dark wood-effect fireplace
- Principal bedroom with en-suite shower room
- Fully furnished interior with coordinated décor
- French doors opening onto private external decking – perfect for alfresco dining
- Cosy, heritage aesthetic with a relaxing, homely atmosphere

Located on a premium pitch, the Sheraton is ideal for those looking to unwind in style while enjoying the peace of the countryside.













































## BRAND NEW DISPLAY MODEL DELTA SAFFRON DELUXE



### PROPERTY DESCRIPTION

#### **Delta Saffron Deluxe – Stylish, Spacious & Exceptional Value**

*Available at Fine Country Lodges, Street Lane, Willitopt, Goole, DN14 7N*

The Delta Saffron Deluxe is a beautifully designed holiday home offering a perfect blend of comfort, style, and practicality.

With elegant front-opening French doors, this two-bedroom lodge boasts a modern, open-plan layout, ideal for relaxing with family or entertaining guests. Inside, you'll find free-standing sofas, a dining table with chairs, and a well-equipped kitchen featuring high-quality integrated appliances — all finished to a high standard.

Thoughtfully laid out to maximise space and functionality, the Saffron Deluxe combines everyday convenience with a contemporary aesthetic. Whether it's your first holiday home or an upgrade, this model delivers exceptional value for money and is guaranteed to exceed expectations.

**Offers Around £62,500**



## ABOUT

With its front-opening French doors and open-plan layout, the Saffron Deluxe offers an exceptional holiday home experience. Designed for modern living, it's perfect for family getaways or hosting friends.

### Interior Highlights:

- Open-plan design with free-standing sofas, dining table & chairs
- Well-equipped kitchen with integrated 70/30 fridge-freezer, microwave, gas oven & hob
- Front-opening French doors for natural light and easy access to decking
- Pull-out bed in lounge seating for additional guests
- Spacious lounge and clever storage throughout

### Standard Features Include:

- UPVC double glazed windows and doors
- Gas combi central heating
- Exterior lighting
- Feature fireplace and modern fittings
- Thermostatic shower mixer
- Full external decking providing extensive outdoor living space

The Saffron Deluxe is an incredible value-for-money option, offering space, practicality, and contemporary styling in one beautifully designed package.





































## ADDITIONAL INFORMATION

### About Fine Country Lodges

Located in the rural heart of the East Riding of Yorkshire, Fine Country Lodges is an exclusive, peaceful development nestled between Howden and the historic city of York.

This luxury holiday park is designed to provide a serene and secure countryside retreat while keeping you close to local attractions and amenities.

### Park Highlights:

- **12-Month Holiday Season** – Open all year round
- **Owner Exclusive** – No subletting allowed, ensuring a peaceful community
- **Gated Development** – Secure, barrier-controlled access
- **Unique Rural Setting** – Surrounded by scenic countryside, perfect for walks and nature lovers
- **Convenient Location** – A short drive to York, Howden, and Goole

### Site Charges:

- £3,000 + VAT per year for site maintenance including the grounds and grass, water, sewage and rubbish removal
- Electricity is sub-meter, paid individually per Holiday Home. This is 29.5p per KW.













**PROPERTY VIEWING NOTES:**



## **ADDITIONAL INFORMATION**

### **Property information**

Local authority – East Riding of Yorkshire Council

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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### MAIN CONTACTS

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[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

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