

Rounthwaite **R&W** Woodhead

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

38 SCAMPSTON PARK LODGES WINTRINGHAM, MALTON, YO17 8HL



PRICE GUIDE £229,000

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

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Description

Evoking the ambience of a hunting lodge in the snow-driven wilds of the Arctic, the Alaska lodge by Lissett is the perfect retreat for the discerning adventurer. This inviting home is inspired by a love of the great outdoors and the thrill of exploration, perfectly blending traditional and modern, natural textures and the highest-quality fittings and furniture. South-facing with lake frontage on Plot 38, all you need to add is good food and drink, and great company.

This lodge is manufactured by Lissett Homes, a leading manufacturer of Park Homes and Luxury Lodges. For thirty years they have been developing quality custom-built leisure accommodation in an extensive range of styles, demonstrating quality, comfort, and elegance. Lissett's philosophy towards construction is design and build without compromise, using the best proven techniques and materials available to achieve the highest quality standards.

Lissett continuously strives to achieve the best through a relentless pursuit of product development and improvement. Furthermore, their emphasis is on quality, not quantity, all built to the same exacting high standard, producing quality homes that have become the benchmark within the industry. Based in the nearby town of Pocklington, Lissett can offer also an unrivalled after-sales service.

Features & Specification


This Lissett Alaska lodge has the following specifications:


- Open plan living/dining room
- Luxury bathroom with 4-piece suite
- Rustic kitchen with island and wine cooler
- Integrated Bosch appliances
- Fully furnished with luxury interiors
- 3 bedrooms
- Master bedroom with dressing table & wardrobes
- Lake view
- Internet ready
- Large driveway
- Automatic external lighting
- Outdoor electricity point and water
- 6 x 8 shed included (to match lodge)
- Automated alarm
- Rustic cladding
- Decked balcony and glazed balustrade
- Built to BS3632

General Information



Accommodation

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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