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# HOLLICARRS

HOLIDAY PARK  
ESCRICK  
YO19 6EE

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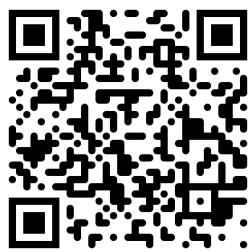
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# HOLLICARRS HOLIDAY PARK

## ESCRICK, YO19 6EE



Luxury two-bedroom lodge at the exclusive Hollicarrs Holiday Park. Spacious open-plan living, two bathrooms, private decking with stunning countryside views and rare holiday letting potential through the park. Open 52 weeks a year, and ideally located between York and Selby.

Set within the highly regarded Hollicarrs Holiday Park, this beautifully presented Canexel-framed lodge offers an exceptional standard of holiday living in a peaceful woodland setting on the historic Escrick Park Estate.

Immaculately maintained and finished to a high specification throughout, the lodge provides spacious and stylish accommodation extending to approximately 906 sq.ft (84.17 sq.m), perfectly designed for relaxation, entertaining and enjoying the surrounding countryside.

At the heart of the property is a magnificent open-plan kitchen, dining and living space, creating a bright and welcoming environment with an excellent sense of space. The contemporary fitted kitchen features integrated appliances and a central island, flowing effortlessly into the dining area and generous lounge.

Large doors open directly onto the expansive decking terrace, perfectly positioned to enjoy uninterrupted views across the adjoining countryside. This superb outdoor space is ideal for alfresco dining, entertaining guests or simply relaxing while taking in the peaceful rural surroundings.

The lodge offers two well-proportioned bedrooms, including a spacious principal bedroom with walk-in wardrobe and modern en suite shower room. The second bedroom is served by a stylish family bathroom with bath and shower over, providing comfortable accommodation for guests.

- Luxury two bedroom lodge located within the exclusive Hollicarrs Holiday Park
- Impressive open-plan kitchen, dining and living space with vaulted ceilings
- Principal bedroom with walk-in wardrobe and en suite shower room
- Separate family bathroom and useful utility room
- Extensive decking area ideal for outdoor dining and entertaining
- Unobstructed views across the adjoining countryside
- Rare opportunity to holiday let through the park's official letting service
- Set within the award-winning Hollicarrs Holiday Park
- Woodland setting on the historic Escrick Park Estate
- Ideally located with easy access to York, Selby and surrounding villages

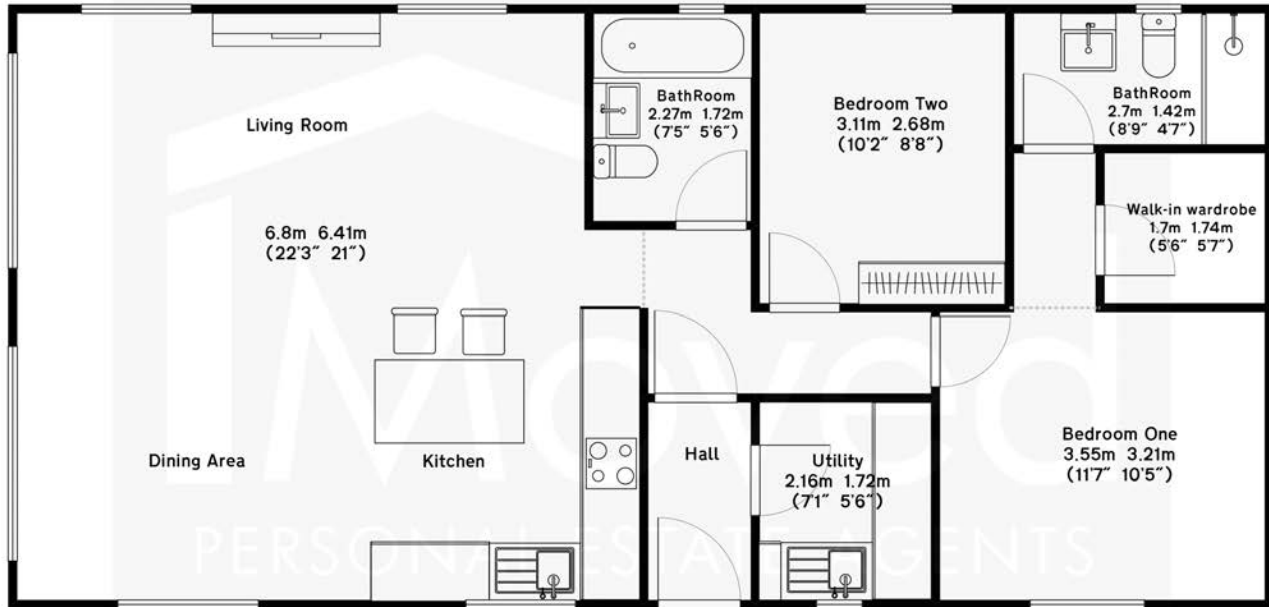






**TOTAL FLOOR AREA**

**84.17 sq.m.  
(906 sq.ft.) approx.**



Nestled within woodland on the historic Escrick Park Estate, Hollicarrs Holiday Park offers a unique blend of countryside tranquillity and excellent leisure facilities. Ideally located between York and Selby, the park offers easy access to both historic cities while maintaining a wonderfully secluded countryside setting.

Holiday homeowners and guests enjoy a range of on-site amenities, including:

- Fishing lakes
- Tennis courts and bowling green
- Woodland walking and cycling trails
- A charming on-site Tea Room

Hollicarrs is perfect for those seeking a relaxed countryside retreat with an active holiday lifestyle.

### **Holiday Letting Opportunity**

One of the particularly attractive features of this lodge is that it is one of the limited number of lodges within Hollicarrs Holiday Park where holiday letting is permitted. Owners have the option to generate additional income by letting the lodge for holiday and recreational use, with all bookings and management handled exclusively through the park's official letting service, ensuring a professionally managed experience for both owners and guests.

### **Important Information**

This property is a holiday lodge and is not permitted for use as a permanent residential dwelling. The owner owns the lodge structure and surrounding decking area and holds a licence to site the lodge within Hollicarrs Holiday Park. Licences are typically granted for 99 years from new.

The ground rent for 2026 was £6,302, which includes water and sewerage (reviewed annually on 1st March). Electricity and LPG are supplied by the park and are payable separately. The lodge also benefits from a manufacturer's warranty valid until 28 February 2029.

Further details of the licence agreement and park rules are available upon request.

## PUBLIC TRANSPORT



NUMBER 415 York - Selby



Selby	4.6 miles
Howden	7.5 miles
York	9.2 miles

## MAJOR ROADS



A19 (0.1 miles)
A64 (6.0 miles)
M62 J34 (13.0 miles)



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