



Ribble Valley Country & Leisure Park, Paythorne,

- Two Bedroom Holiday Home
- Modern Living Throughout
- Built to Full Residential Specification
- **SITE FEE'S INCLUDE PASSES FOR THE CONISTON HOTEL COUNTRY ESTATE & SPA**
- 560sqft Sunseeker Sandgate
- Ideal for Couples or Families
- Impressive Size Creating a Wonderful Sense of Space
- Other Homes are Available on this Park, Contact Us for More Information & Prices

Contact Annette & Team Tempo **NOW**

01772 633399
info@tempoestates.co.uk
www.tempoestates.co.uk

Ribble Valley Country & Leisure Park, Paythorne, Clitheroe BB7 4ER

Introducing an exceptional luxury villa with 560sqft in space designed to truly impress. The Sandgate is the perfect choice for those who love modern living. This luxurious model is ideal for couples or families who enjoy the finer things in life, with everything on hand to make day-to-day living easy, practical and stylish. Built to full residential specification, this stunning villa offers superior insulation and quality construction, delivering outstanding comfort all year round. The impressive size creates a wonderful sense of space throughout, while the striking front opening doors flood the lounge with natural light and provide the perfect setting for relaxing or entertaining. Free-standing furniture enhances the contemporary feel, giving flexibility as well as a high-end, homely finish. Inside, the Spirit Country truly captures the feel of real modern luxury.

The interiors showcase a sophisticated blend of greys and ochre tones, beautifully balanced with modern fixtures and fittings. In-vogue fabrics complement the styling, creating a space that feels both elegant and inviting. The well-equipped kitchen and dining area comes complete with a range of appliances, making it as practical as it is stylish. The bedrooms continue the fresh, modern theme, offering comfortable and thoughtfully designed spaces, while the luxurious bathrooms feature two showers in this model – adding that extra touch of convenience and indulgence.

To complete this exceptional offering, a highly attractive ownership package is included. 2026 + 2027 site fees are included, meaning your first remaining year is completely free. In addition, site fees for 2028, 2029, 2030 and 2031 are fixed and reduced, offering excellent long-term value and peace of mind. This is more than just a holiday home — it's a statement in contemporary comfort and style. A must-see arrival that's sure to attract attention.



Council Tax
Band: Exempt

Tenure: Leasehold



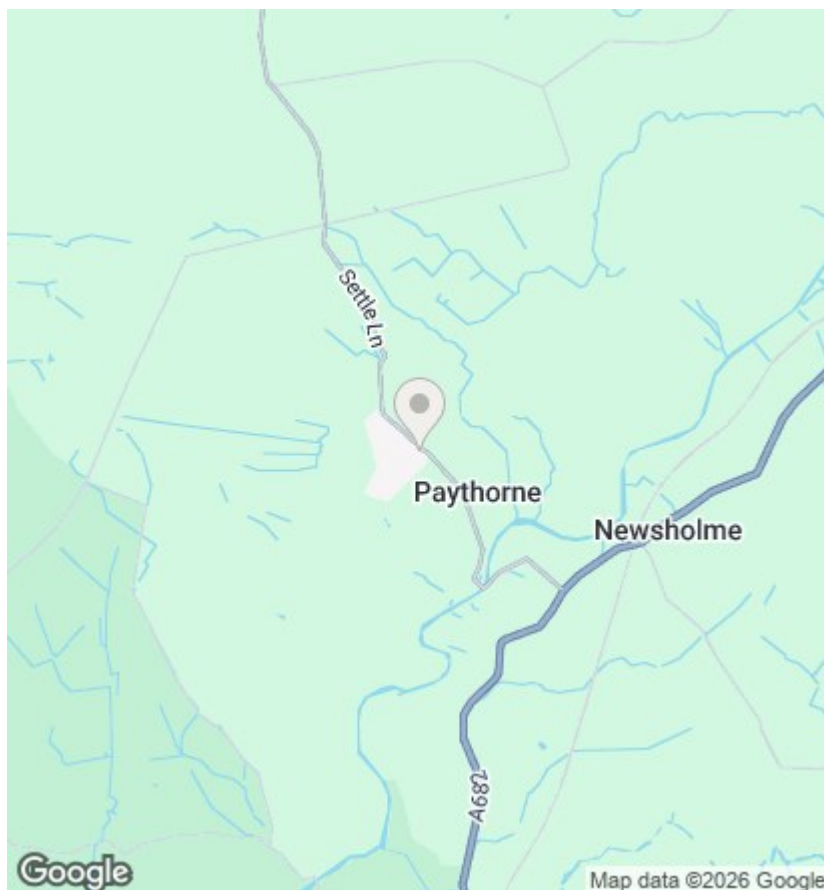
Features

- * 2026 & 2027 FREE Pitch Fees
- * Brushed Steel Sockets & Switches
- * Double Glazing & Central Heating
- * Electric Fire
- * Family Bathroom
- * Fridge Freezer
- * High-End Fixtures & Fittings
- * King-Size Bed
- * Microwave
- * Patio Doors
- * Shower
- * Spacious Bedrooms
- * 2028 to 2031 Fixed Pitch Fees
- * Cooker
- * Dressing Table
- * Extra Insulation
- * Free Standing Suite
- * Fully-Integrated Kitchen
- * Integrated Washer/Dryer
- * Light & Airy
- * Open-Plan Living Area
- * Pitched Tiled Roof
- * Sofa Bed In Lounge
- * Walk-In Wardrobe

Included

- * Assigned Parking
- * Safety Checks
- * Steps And Handrails
- * A Superfast Internet Package*
- * 2028 to 2031 Fixed Pitch Fees
- * Choice Of Pitch
- * Siting, Connection & Transport
- * TV Aerial
- * 2026 & 2027 FREE Pitch Fees





Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

Misrepresentation Act 1967:- tempoleisure.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

Contact Annette & Team Tempo **NOW**

01772 633399
info@tempoestates.co.uk
www.tempoestates.co.uk