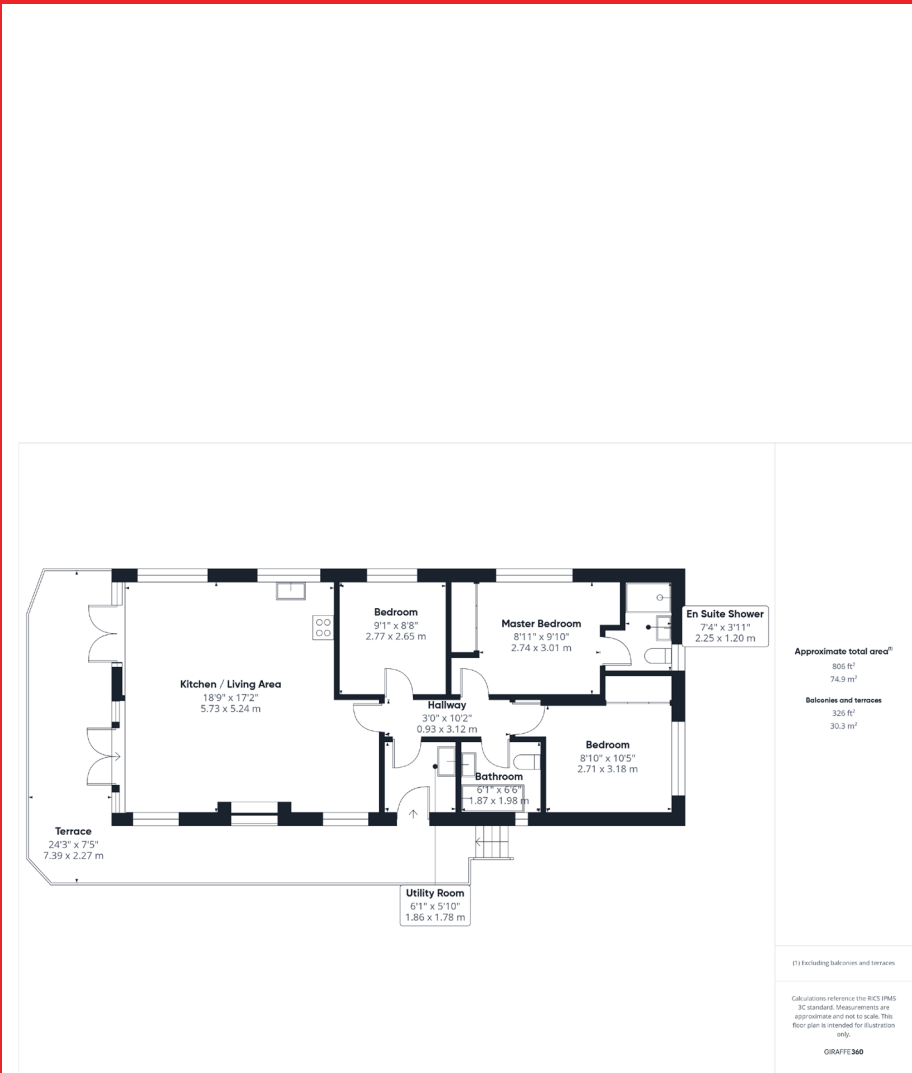




£220,000

Wessex Highland Cottage,
Cherry Burton Leisure Park,
Cherry Burton

HEATING AND INSULATION

The property has gas (LPG) central heating and comprehensive double glazing.

TENURE

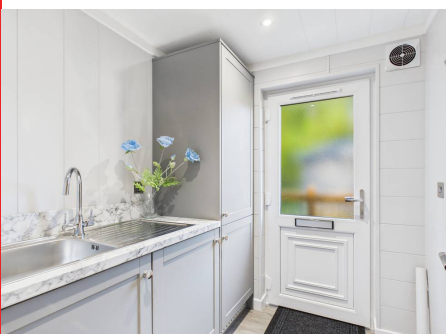
Purchase of the lodge does not come with an interest in the land that would be registered with HMLR. If you are uncertain about this, please take professional advice.

SERVICES

Mains drainage, LPG gas and electricity (both metered and charged for by the park) are connected to the property. Water is provided via a borehole. None of the services or installations have been tested.

VIEWING

Strictly by appointment with the agent's Beverley office. Telephone: 01482 866844..



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



Wessex Highland Cottage, Cherry Burton Leisure Park, Leconfield Road, Cherry Burton, HU17 7LJ

A brand new luxury 2 bedroom lodge holiday home in a very desirable location to the west of Beverley and lying just outside the sought after village of Cherry Burton. This luxurious property come fully furnished and a degree of personalisation may be possible. The site is smaller in scale and is surrounded by beautiful East Yorkshire countryside. A delightful holiday home in a superb location. The luxurious 2 bedroom (1 en suite) property offers a spacious living area with large windows creating a wonderfully light space and a 'light up glass front'. Its country cottage feel is enhanced by the exposed beams that feature prominently in the living area. It comes fully furnished with luxury furnishings and integrated appliances. There is expansive decking and an option to have a hot tub. The bedrooms are both double in size and have fitted wardrobes; the Master Bedroom has a king size bed and the Second Bedroom a king size bed that can be split into twin beds. The master bedroom has an En Suite Shower Room and there is a house Bathroom. Both are fitted to a high standard. The spacious Living Area has a vaulted ceiling with exposed beams, extensive glazing and a luxuriously fitted Kitchen with a breakfast bar and range of units. There is ample space to accommodate a good range of living room furniture around the electric log-effect fire as well as a dining table and chairs. The extensive glazing to three sides includes French doors opening on to decking to the front and a velux style window over the kitchen. Appliances within the stylish open plan Kitchen include a dishwasher, electric oven and hob plus a fridge freezer. There is an integral washer dryer in the Utility Room that also has an external door. The interiors are finished to a high level of comfort including high end plush upholstery, oak style doors, quality sanitaryware and kitchen units. The lodges benefit from gas (LPG) central heating and comprehensive double glazing.

Cherry Burton Luxury Lodge Park is a newer development that has been created to provide peace of mind and transparency for its lodge owners. The purchase price includes the first 12 months site fees and the fees are fixed for 5 years. There is year-round access for owners to enjoy the lodge and the park's location and amenities or a rental income can be earned. Purchasers of lodges will need to have a permanent residential address elsewhere and confirmation of that will be required.



Buyers will have the potential to order a bespoke lodge where you can personalise your layout, select premium finishes and enhance your lodge to suit your own requirements.

Our immersive 360 degree tour will provide you with an excellent insight into all that it offers.

LOCATION

Cherry Burton Luxury Lodge Park lies just outside Beverley, to the north-west of the Georgian market town, regularly featuring in lists of the best place to live in the UK. The town offers an extensive range of high-end shops, restaurants and bars as well as centuries of history, not least the stunning gothic Minster. Beverley racecourse is nearby and the Yorkshire coast just a short drive to the east, as well as all the Yorkshire Wolds has to offer and the wider Yorkshire area. The delightful village of Cherry Burton is just yards to the south and has a pub and convenience store. The park itself is smaller in nature and has been set up to provide a great experience for its visitors with a café, bar and restaurant as well as live entertainment.

ACCOMMODATION

Living Area - a spacious room with a vaulted ceiling, extensive glazing, a comforting electric fire and French doors giving access to the raised decking. Space to accommodate a dining table.

Kitchen - a luxurious open plan kitchen with a breakfast bar and integrated appliances including fitted fridge and freezer, dishwasher, electric oven and hob. A velux style window to the roof further enhances the light gained from the extensive glazing in the living area.

Utility Room - with a sink and drainer, integrated washing machine, fitted units and a glazed door to the side.

Inner Hallway

Master Bedroom - with a window to the side, fitted wardrobe and king size bed.

En Suite - with a walk-in shower unit, low flush WC and wash hand basin as well as a window to the rear.

Bedroom 2 - with a king size bed that can be split to provide twin beds, wardrobe and window to the side.

Bathroom - three piece suite including a panelled bath with shower over, low WC, wash hand basin and window to the side.

OUTSIDE

There is raised decking on the front aspect of the lodge that runs to one side leading to the side access door and a gravelled parking area adjacent to the lodge.

Costs
The purchase of the lodge comes with a year's free site fees and the fees are fixed for 5 years. Others costs are as follows:

Electricity will be metered and charged at the rate that the park is charged at.

LPG gas will be metered and charged at the rate that the park is charged at.

Ground Maintenance will be provided within the pitch fee.

Sewerage will be provided within the pitch fee.

Waste management will be provided within the pitch fee.

Wi-Fi will be at an additional charge.

Insurance
The lodge must be insured and a copy provided to the park.

Letting the lodge
Owners can let the lodge to generate income but it will require a separate agreement This must be done exclusively through the park and the property will need to be registered for business rates.

Sale of the lodge
Owners are entitled to sell the lodge through the park or via another route but a fee will apply. The lodge can be given away or left in an estate but the park reserves the right to do due diligence on the new owners.

Note
A copy of the license agreement outlining aspects referenced above and other details pertinent to ownership is available on request but can also be made available when the property is viewed.

