

# Rounthwaite **R&W** Woodhead

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

## 24 SCAMPSTON LODGES, MALTON, YO178HL

A stunning pre-loved Lissett Alaska holiday lodge built in 2020 in a bespoke 2-bed design with separate utility room. Immaculate condition throughout, 96-year licence remaining and available now.



**GUIDE PRICE £225,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

# Description

## Features & Specification

Lisset Alaska bespoke design  
2 bedrooms & 2 bathrooms  
Utility room  
Phase 1 surrounded by mature woodland  
Built in late 2020  
6 years Goldshield warranty remaining  
Pre-owned & available now  
96-year licence remaining  
Site fees paid to 31.12.2024  
Open plan kitchen/living/dining room  
Fully furnished with luxury interiors  
Lake view  
Internet ready  
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

This gorgeous pre-owned Lissett Alaska Lodge is desirably situated in the first phase of the park, set amongst mature trees giving a high level of privacy and directly over-looking a peaceful lake, abundant with wildlife.

The bespoke design features two bedrooms and a separate utility room, with a magnificent extra-large kitchen/dining area and living room, with a bespoke Flamrite electric fire.


The lodge benefits from an extensive decking, with a lake view, generous parking area, French doors to patio, a 10' x 8' shed, with both power and lighting. The lodge is available, ready to move into today, with all furniture included within the price.


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. All you need to add is good food and drink, and great company.

# General Information



# Accommodation

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

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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