



**FREE 2026**  
Pitch Fees then  
**FIXED 2027 - 2030**  
**£4,995**



## Ribble Valley Country & Leisure Park, Paythorne,

- Two Bedroom Holiday Home
- High End Fixtures and Fittings Throughout
  - Generous Living Space
- \*\*SITE FEE'S INCLUDE PASSES FOR THE CONISTON HOTEL COUNTRY ESTATE & SPA\*\*
- 580sqft Willerby Malton Elite 2025
- Combines Style, Comfort and Practicality
- Sliding Patio Doors Filling the Home with Natural Light
- 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

Set within the tranquil surroundings of Ribble Valley Country Park, the Malton Elite Villa offers an exceptional opportunity to enjoy spacious and contemporary holiday home living. Measuring an impressive 580sqft, this beautifully presented two-bedroom home combines modern style with practical design, making it ideal for couples or small families seeking a luxurious countryside retreat.

The bright and spacious open-plan living area has been thoughtfully designed to maximise comfort and natural light, with the contemporary lounge flowing seamlessly into the dining area and modern fitted kitchen. The kitchen benefits from integrated appliances throughout, while stylish free-standing furniture enhances the homely feel and flexibility of the space. Large sliding patio doors to the front elevation provide easy access to the outdoors and create a light, airy atmosphere throughout the home.

Both bedrooms are generously proportioned and finished to a high standard, with the added convenience of two shower rooms, making the layout ideal for family living or visiting guests.

Double glazing and gas central heating ensure comfort throughout every season, while clever storage solutions provide excellent practicality.

Externally, the property enjoys a peaceful setting within the park, offering the perfect space to relax and unwind in the heart of the countryside. Combining spacious interiors with stylish modern features, the Malton Elite Villa is ready to enjoy from day one. Ribble Valley Country Park is open for 12 months of the year, allowing owners to enjoy their holiday home whenever they choose with no seasonal closure periods. Flexible funding packages are also available, making ownership even more accessible.

Viewings are highly recommended. Open seven days a week, with Open Weekends taking place throughout the month. Contact our friendly team today to arrange your appointment.



Council Tax  
Band: Exempt

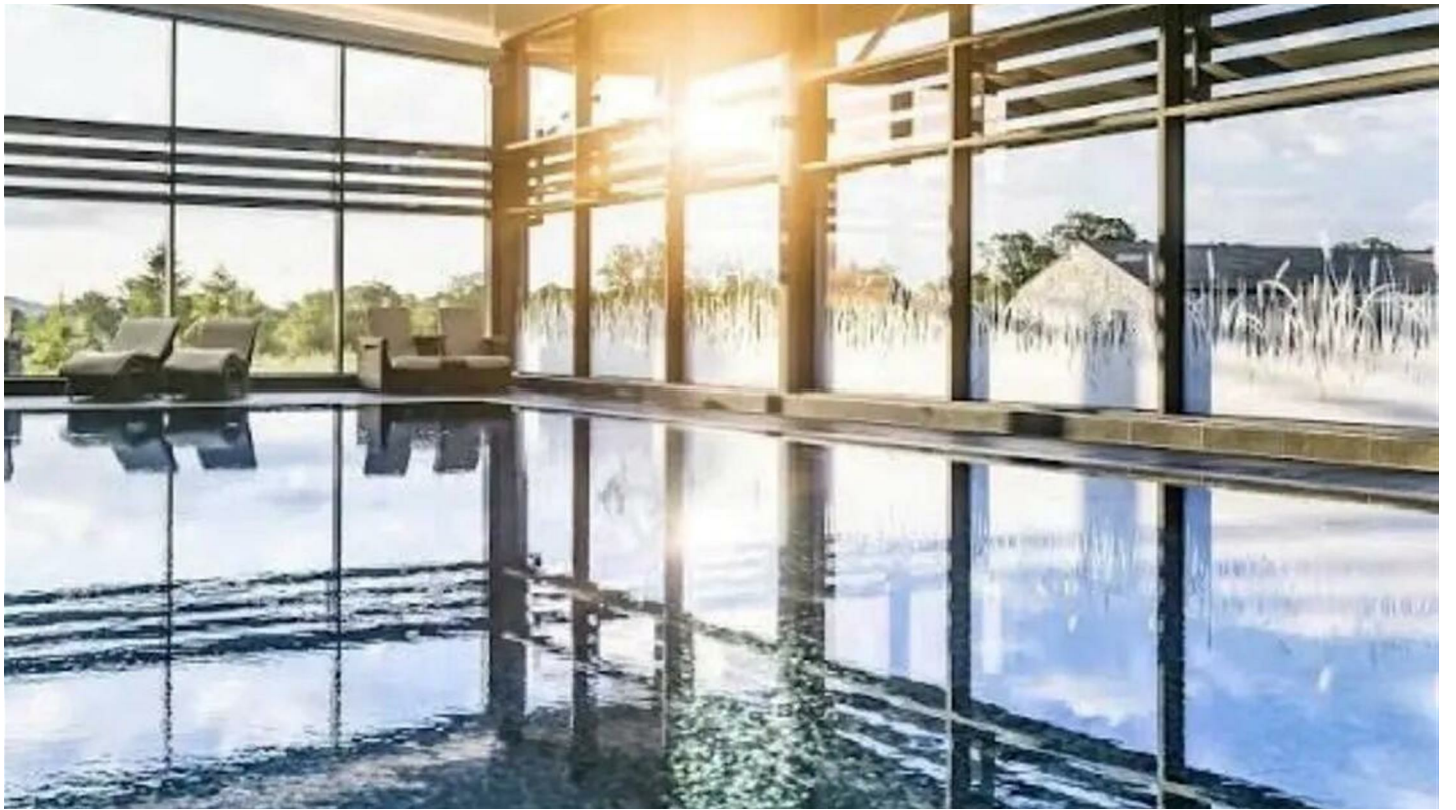
Tenure: Leasehold



## Features

- \* Cooker
- \* Double Glazing & Central Heating
- \* Electric Fire
- \* Extra Insulation
- \* Free 2026 Pitch Fees
- \* Fridge Freezer
- \* High-End Fixtures & Fittings
- \* King-Size Bed
- \* Open-Plan Living Area
- \* Pitched Tiled Roof
- \* Sofa Bed In Lounge
- \* Dishwasher
- \* Dressing Table
- \* En-suite Toilet
- \* Family Bathroom
- \* Free Standing Suite
- \* Fully-Integrated Kitchen
- \* Integrated Washer/Dryer
- \* Microwave
- \* Patio Doors
- \* Shower
- \* Spacious Bedrooms
- \* No Stamp Duty
- \* No Solicitor Fees
- \* Turn Key Ready







## 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:

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