



## THE PINES, RUNSWICK BAY

Hinderwell ½ mile

Sandsend 5 miles

Whitby 9 miles

Distances are approximate



**A STUNNING, LUXURY, 2 BEDROOM LODGE IN A GATED DEVELOPMENT JUST 5 MINUTES FROM RUNSWICK'S AWARD WINNING BEACH. SET ON THE HERITAGE COASTLINE OF THE NATIONAL PARK NEAR WHITBY THERE ARE MANY AMENITIES IN THE VICINITY.**

Entrance Lobby, Open Plan Living Room with Kitchen, Master Double Bedroom with En-suite, Second Bedroom with Single and Bunk Beds, House Bathroom.  
Private Parking Driveway. Generous Garden Area.

**Guide Price: £250,000**

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## PARTICULARS OF SALE

Literally translated as “house of luxury”, this Casa Di Lusso lodge was built by one of the UKs leading lodge manufactures “Prestige”, and is immediately set apart from other holiday lodges by its striking split level roof line and beautiful interior, which incorporates lots of luxury “Neptune” brand” furniture.



The spacious open-plan living room has a triple aspect, with French doors opening onto the large wrap around south facing terrace. A gorgeous corner slate fireplace contains a very efficient glass fronted MORSO wood burning stove, providing for a cosy glow in the evening.



The state of the art kitchen is well equipped with a 1½ sink in an island unit with integral breakfast bar, American style double fridge /freezer, dishwasher, washing machine, microwave, oven, 5 ring hob and wine cooler.



The spacious lodge sleeps 5 in two large bedrooms with a further sofa bed in the living room, if needed. The master bedroom has an en-suite shower room, with a further family bathroom, which includes a luxury standalone bath. All the fittings are classy, modern and white, underlining the contemporary style of the lodge.



The lodge has an exceptionally long lease remaining of 94 years, and has been built to full BS3632 residential standards.

The property is on a 5 star site with a secure electrically gated entrance, which is open throughout the year for both second home owners /and or lucrative holiday rentals, providing an excellent lifestyle and /or business opportunity.



The second bedroom has a single bed plus built-in bunk beds – all to full adult size with two porthole windows.

## SUMMARY OF KEY ATTRIBUTES

- Close to award winning Runswick Bay beach and key Yorkshire attractions
- Exceptionally long 93 year contract remaining providing full 12 month usage as a second home/ holiday let on secure gated site.
- Built to full BS3632 residential standards
- Exceptional energy rating A+
- 4+ years manufacturer's warranty remaining
- Lodge comes with gas certificate, PAT tests, HETAS certificate, Fire Evacuation plan and Electrical installation certificate as required for holiday letting use.
- Luxury 'Neptune' brand furniture throughout and well equipped for holiday use
- Superbly equipped state-of-the-art kitchen with island unit and breakfast bar
- 2 large bedrooms, (one en-suite and a family bathroom) sleeping 5no- with two bed settees in the living room providing accommodation for up to 7no.
- Slate corner fireplace with MORSO woodturning stove HETAS approved.
- Large wraparound south and west facing terrace with glass balustrade

## About the Area

The village of Runswick Bay is one of the Yorkshire Coast's hidden gems, known as one of the prettiest destinations on the coast. The village boasts many attributes including walks, surfing, fishing, fossil hunting and breath-taking scenery, and has a wonderful sandy beach.

Runswick Bay is full of old-world charm. This old fishing village enjoys stunning views across the bay and sweeping sandy beach. There are 2 excellent pubs serving food and a luxury hotel is currently under development, plus a beachside café. The Beach itself is a haven for holiday makers whether you are rock pooling, fossil hunting or just making the most of the sand and the sea. Sandsend is approximately 5 miles to the south.

The nearby villages of Hinderwell and Staithes are full of amenities. There is a hairdressers, butchers, cafe, fish and chip shop and a well-stocked mini-market shop all within a couple of miles. Staithes is also the home of the famous explorer Captain Cook and has more to see and do. Sandsend and Staithes can also be walked to, along the Cleveland Way coastal path.

## GENERAL REMARKS & STIPULATIONS

**Viewing:** Viewings by appointment only. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

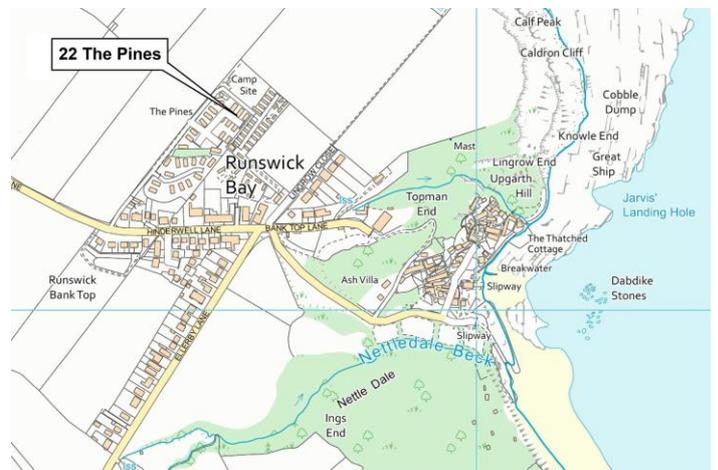
The property is a commercial holiday rental and therefore viewings are only available during changeovers and when there are no bookings.

**Holiday Letting:** The property is currently let via an agency and is available to include the contents and forward bookings, if desired. Alternately, vacant possession could be made available, if preferred.

**Contents:** The property includes stylish high quality furniture, much of which is "Neptune" brand.



**Directions:** From Whitby head north along the coast road passing through Sandsend and Lythe and continuing on towards Saltburn, until you see Runswick signed to your right by Ellerby. Drive down to the T junction and turn left onto Hinderwell Lane and you will find the entrance to the Holiday Park at the edge of the village on your right. See also location plans.



**Services:** The property is connected to mains supplies of water and electricity and to a metered LPG supply. The property has gas central heating.

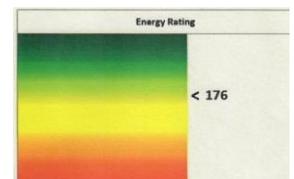
**Planning:** These properties are not to be used as permanent dwellings, but can be used as second homes and holiday lettings – occupation is allowed throughout the year - no closed season.

**Council Tax:** These lodges are not subject to council tax.

**Tenure:** The property has a 99 year contract running from 2020 so that there are a further 93 years to run. The current annual site fees are £4170 per annum- these have been easily covered by letting income.

**Post Code:** TS13 5HR

**Energy rating:** A+



## IMPORTANT NOTICE

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*



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