

Rounthwaite R&W Woodhead

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

26 SCAMPSTON LODGES, MALTON, YO17 8HL

Luxurious pre-owned lodge built in 2014 and in immaculate condition throughout, 87-year licence remaining and set in a tranquil and secluded corner of our very quiet park.



- 2 kingsize bedrooms
- Large open plan living area with modern kitchen
 - Parking for at least 2 vehicles
 - Private gated access to the park
 - French door access from all rooms
- 2 bathrooms with large showers
- Expansive lake facing deck
- HIVE smart thermostat/remote operations
 - New roof in 2024
 - Uniquely private plot

GUIDE PRICE £160,000

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

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

A luxurious second hand 2 x double bedroom (40' x 22') handcrafted canexal clad Unison lodge by Lissett Homes who are based just down the road from Scampston in Pocklington.

This lodge has been designed by the existing owners to a high specification, with only one owner since new. The lodge was built in 2014 and is in excellent condition throughout.

The lodge benefits from an extensive decking with a lake view, generous parking area, French doors to patio, an 6' x 4' shed. The lodge is available and ready to move into today, with all furniture included within the market price.

Location is important, and this lodge on Plot 26 has the unique privilege of an exceptional setting with a landscape orientation, overlooking a lake filled with wildlife. It also benefits from a uniquely private setting in a very quiet corner of the park.

This lodge has been manufactured by Lissett Homes, a leading manufacturer of Park Homes and Luxury Lodges. For thirty years they have been developing quality custom-built leisure accommodation in an extensive range of styles, demonstrating quality, comfort, and elegance. Lissett's philosophy towards construction is design and build without compromise, using the best proven techniques and materials available to achieve the highest quality standards.

General Information



Accommodation

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

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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