

Rounthwaite **R&W** Woodhead

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

47, SCAMPSTON LODGES MALTON, YO17 8HL



GUIDE PRICE £294,000

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

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Description

A luxurious 3-bed 45' x 22' Retreat lodge built to exacting specifications, this ultimate luxury show lodge needs to be seen to be believed.

Retreat Homes are based on the edge of the Lake District in Cumbria and have been manufacturing bespoke lodges for many years. They combine their traditional hand-crafted building methods with complex architectural elements to create environmentally conscious lodges that are of the highest quality and finish

Retreat Homes are built with longevity in mind. The Retreat Lodge is contemporary, intelligent, rigidly constructed, and adaptable to the features and views of Scampston Park Lodges. Ever conscious of environmental issues, all Retreats have been designed with sustainability in mind using timber from sustainable forests.

Features & Specification

Open plan living/dining room with vaulted ceilings

Lake view from sliding patio doors

• Floor to ceiling windows throughout

• Luxury bathroom with 4-piece suite

• Contemporary kitchen

• Haier kitchen appliances

• 3 bedrooms

• Super King master bedroom with luxury 3-piece ensuite

• Walk in wardrobe

• Velux window

• Cedar cladding

• Interior oak doors throughout

• Decked balcony and glazed balustrade

• Private alarm system with fob control

• 8 x 6 shed included with electric supply

• Outdoor electricity point and water supply

• Built to BS3632

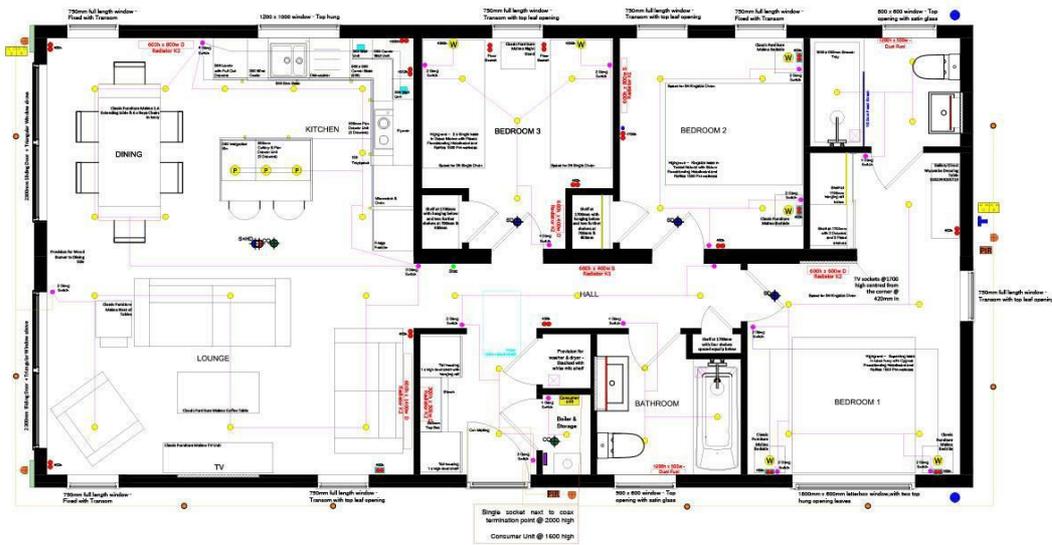
• 2 year manufacturer's warranty + further 8 years Goldshield warranty

General Information



Accommodation

Build notes at a glance

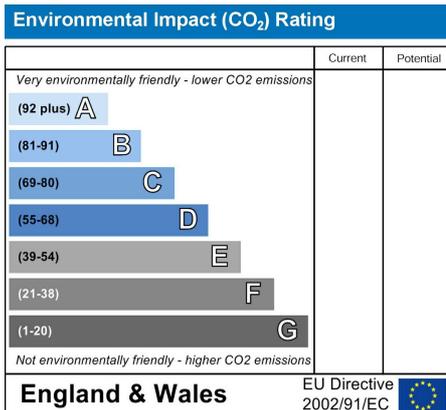
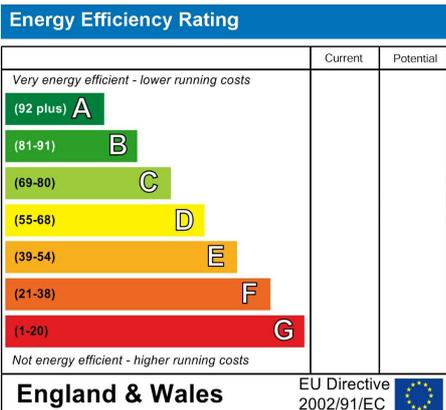


Cedar box detailing
 Projecting box detail
 Flush box detail

- Single/Double electrical socket
- Double electrical socket + USB
- Coax socket
- Samp socket
- RJ45
- Duct
- BT socket
- Interior light switch
- Interior LED Down Lights
- Plinth Light
- Interior wall light
- Pendant light
- Under cabinet light
- Lighting strip
- Illuminated mirror
- External soffit light
- Photocell
- PIR movement sensor
- External wall light
- Fused spur
- Room thermostat
- Heated towel rail
- Timer for exterior lights
- Extractor fan
- External double socket
- Exterior cold water tap
- Exterior hot tap
- Exterior pre-mix tap
- Hot tub isolator
- Rainwater downpipe
- Holden oak door
- Painted Ply/Dordogne door
- Strengthened partition areas
- Fibre optics
- Underfloor heating & control
- If icon not applicable strike through

Roof format
 Traditional
 Viewed left side of plan

	Tel: 016973 52033 mail@retreathomes.co.uk www.retreathomes.co.uk	CLIENT Scampston Park Lodges	PROJECT 45x22ft 3bed Retreat	TITLE Plot 47 Show Lodge	DRAWING STATUS Provisional	CHECKED BY M Gorge
	SCALE NTS	DATE 25/03/2025	DRAWN BY Kathryn Anderson	DRAWING No SCP47-4522-3b	This drawing remains the property of Retreat Homes and should not be copied or reproduced without prior written consent.	





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

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