

Rounthwaite R&W Woodhead

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



6 SCAMPSTON LODGES, MALTON, YO178HL

A stunning 3-bedroom luxury lodge painstakingly handcrafted by Retreat Homes in the heart of the Lake District.

GUIDE PRICE £239,000

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

DESCRIPTION:

This lodge has been considerably designed by the existing owners to a high specification throughout. The lodge was painstakingly handcrafted by Retreat Lodges in Cumbria in Summer 2021, with only one owner since new, this lodge is under 2 years old and remains in exceptional condition throughout.

The lodge sits in an enviable position on Phase 2 of the development, overlooking the main pond with generous car parking to the rear and an adaptable integrated shed.

At 51.5' x 22' this lodge measures as one of the largest on the park, making the opportunity for a lodge of this scale rare. One of the key features is the integrated rear shed, with extra support in place, a TV point, heating and a window this room has the potential to be a fourth bedroom, office, gym or boot room.

Some of the other key features of the lodge include:

- * Expansive open plan living/dining room with vaulted ceiling and sliding patio doors with views of the lake.
- * 3 bedroom with potential for a 4th
- * Oak flooring
- * Luxury master bedroom with fully tiled ensuite, with a feature floating sink, detail pendant and sensor lighting.
- * Additional room to the rear (has extra support if used for equipment such as a treadmill) - used as a boot room, office, 4th bed. Includes TV point, radiator, window.
- * 4-piece main Bathroom with extra-large sink unit including feature tiled wall and wall lighting.
- * Deep kitchen worktop with waterfall edge.
- * Under lit kitchen cabinets
- * Integrated Samsung kitchen appliances
- * Main entrance way with sensor lighting and pocket door.
- * Provision for a log burner in the lounge
- * Additional power sockets with charging points
- * Inclusive of a standard furniture pack ready to move in- additional pieces are also negotiable if required.
- * TV's in all bedrooms
- * External cedar cladding
- * Private gated access
- * WISE alarm system with onsite security
- * Built to BS3632 standards.
- * 8 year Goldshield warranty

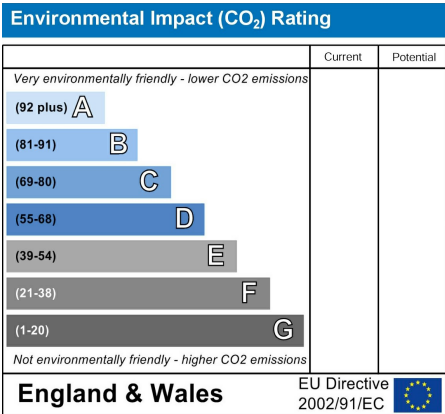
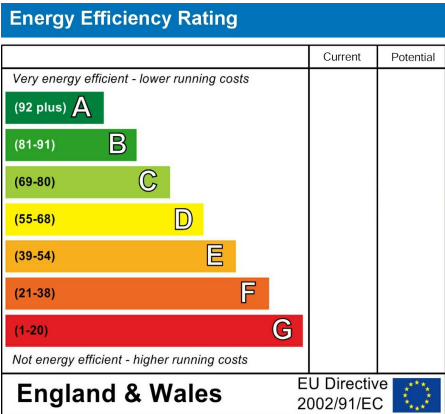
RETREAT HOMES

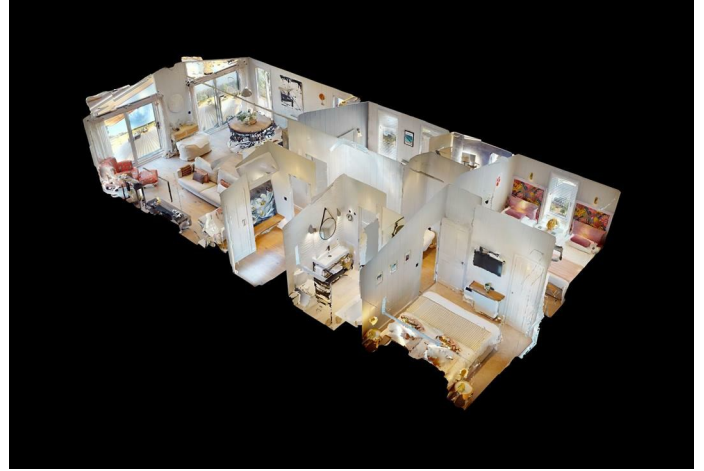
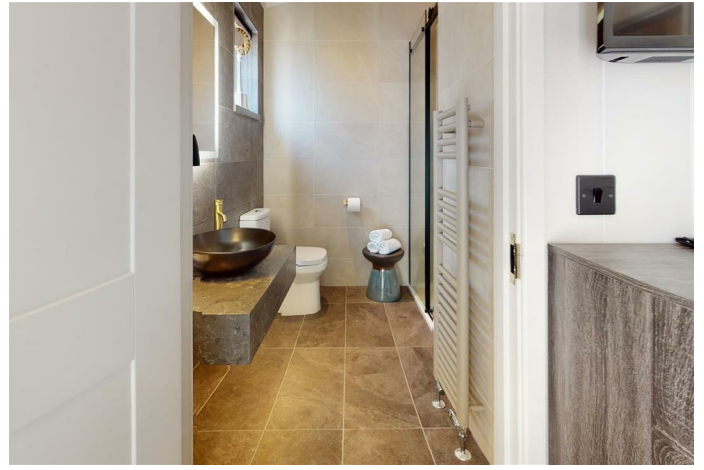
Retreat Homes are based on the edge

General Information



Accommodation





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

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