

Rounthwaite **R&W** Woodhead

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



12 SCAMPSTON LODGES, MALTON, YO178HL

Stunning pre-owned lodge painstakingly hand-crafted by Retreat Lodges in Cumbria in 2019, and available immediately. With only one owner since new, and very little use, this lodge is in exceptional condition throughout.

GUIDE PRICE £225,000

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 3-bed 45' x 22' Retreat lodge built in 2019, this wonderful lodge needs to be seen to be appreciated

This lodge has been beautifully designed by the existing owners to a very high standard throughout. The lodge was painstakingly hand-crafted by Retreat Lodges in Cumbria in 2019, has only had one owner since new, and has had little use since so remains in exceptional condition throughout.

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.

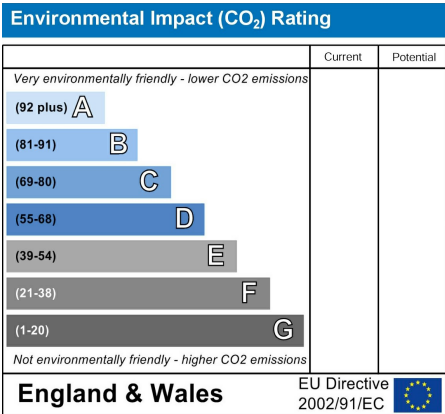
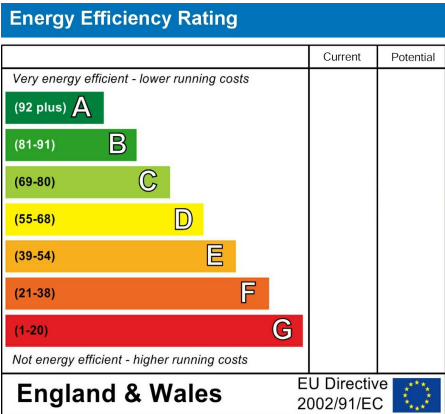
FEATURES & SPECIFICATION:

- 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
- High quality kitchen appliances
- 3 bedrooms
- Master bedroom with luxury 3-piece white suite
- Velux window
- Cedar cladding
- Decked balcony and glazed balustrade
- Private alarm system with fob control
- 8 x 6 shed included with electric
- Outdoor electricity point and water supply
- Built to BS3632
- 5 years Goldshield warranty remaining

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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