



PROPERTY SALES

LAKELAND LEISURE ESTATES



9 Thorpe View

Price: £429,950

Key Features

Location:	Long Ashes Park
Type:	Lodge
Bedrooms:	4
Bathrooms:	3
Condition:	Used

Description

Nestled amongst beautiful woodland and enjoying access to outstanding on-site leisure and spa facilities, this superb four bedroom holiday home offers an unrivalled lifestyle experience. The property benefits from a range of premium features, including a Hive smart heating system, bespoke plantation shutters to many windows, and private parking with a convenient electric vehicle charging point.

Upon entering, you are welcomed into an impressive feature hallway with a striking galleried landing and elegant open staircase, setting the tone for the quality and craftsmanship found throughout the property. The heart of the home is the magnificent open-plan living, dining, and kitchen area, flooded with natural light through an abundance of windows and glazed doors that seamlessly connect the interior living space with the outdoor seating and entertaining areas. This stylish and sociable space is ideal for relaxing with family and friends while enjoying views of the surrounding woodland.

An inner hallway provides useful built-in storage cupboards and leads to two generously proportioned double bedrooms, both beautifully appointed, together with a luxurious house bathroom finished to an exceptional standard.

The first floor continues to impress with a spacious landing incorporating a comfortable seating area, perfect for unwinding with a book while taking in the tranquil surroundings. The superb principal bedroom suite features an elegant dressing area, a luxury en-suite shower room, and direct access to a delightful balcony terrace, offering a peaceful place to enjoy morning coffee or evening sunsets. A further spacious double bedroom also benefits from its own stylish en-suite shower room and opens onto a charming decked balcony overlooking the woodland and picturesque countryside beyond.

Externally, the property enjoys attractive, low-maintenance landscaped gardens designed to complement the natural surroundings. There is private on-site parking, external lighting, an electric vehicle charging point, and a beautifully crafted walled rockery garden to the side creating a peaceful and secluded outdoor sanctuary.

Long Ashes is surrounded by spectacular countryside within the heart of the Yorkshire Dales National Park, offering an abundance of walking, cycling, and outdoor pursuits right on the doorstep. The development is conveniently located close to the highly sought-

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after village of Grassington, renowned for its charm, independent shops, cafés, and restaurants, while the vibrant market town of Skipton provides a wider range of amenities, leisure facilities, and transport links.

This remarkable lodge presents a rare opportunity to own a luxurious holiday retreat in one of the region's most desirable and scenic locations.

ADDITIONAL INFORMATION

Furniture available by separate negotiation.

Property is on a holiday license and cannot be your main residence.

The Thorpe View pitch fees are £6,852 per annum this includes; use of the leisure club and 10% discount on treatments for 2 people, rates, water, sewerage and refuse collection. Electricity is invoiced quarterly, based on your usage, via the park directly. You have a direct gas supply to your lodge which will be invoiced by the third party gas supplier. You are also required to insure your lodge through an insurance provider of your choice.

The property has a 50 year licence from October 2019, after which an inspection must be carried out by an Independent Royal Institution of Chartered Surveyors accredited surveyor to ascertain that the Holiday Lodge is fit for occupation. Subject to the report the Holiday Lodge Licence may be extended for a further 40 years.

Disclaimer

Whilst every care has been taken in the preparation of these specifications, no guarantee is given or implied as to their accuracy. These particulars are intended only as a guide and they do not constitute a term of any contract. Lakeland Leisure Estates Ltd advises prospective purchasers to obtain an independent survey from a suitably qualified professional to satisfy themselves as to the condition of the property.