

**D**avis  
**L**und

Hollin Barn Lodge  
Sutton Road  
Thirsk  
YO7 2ER

Guide Price £280,000







## **Accommodation**

A luxury custom built lodge, finished to the very highest of standards and completed with no expense spared, with high end materials and fittings used throughout. Whilst sure to be of interest to owner occupiers, the property also offers an exciting investment opportunity, if utilised as a holiday rental.

The lodge occupies the prime plot on this established lodge park, enjoying uninterrupted views towards Sutton Bank and an extensive terrace, which offers a private relaxing/entertainment area and makes the most of the lovely outlook.

The main entrance door leads to the utility room, fitted with a range of storage units and offering further storage cupboards. The main open plan living space is situated to the rear of the lodge, with large glazed sliding doors onto the balcony and a wood burning stove. The high specification kitchen is simply stunning, fitted with an extensive range of integrated appliances. An inner hallway leads to the second bedroom with fitted storage cupboards and a stylish shower room. A stunning principle suite finishes off the accommodation, offering a very spacious bedroom, walk in dressing room with a range of stylish fitted wardrobes and the ensuite shower room, fitted with twin sinks and a large walk in shower, whilst also offering underfloor heating.

Externally there is vehicle parking and a timber built wash room, fully insulated and equipped with a sink, freezer, washing machine and dryer. A gravelled pathway leads to the side of the lodge, with steps up to the extensive deck, offering uninterrupted views and fitted with lighting. All the windows are fitted with aluminium roller shutters complete with fly screens, whilst a modern alarm and camera system are in place. The lodge is also offered for sale, with the vast majority of the furniture in place.

Offered for sale with no onward chain and available with a 12 month holiday home license in place, an internal viewing is required to appreciate the space, lifestyle and quality on offer.

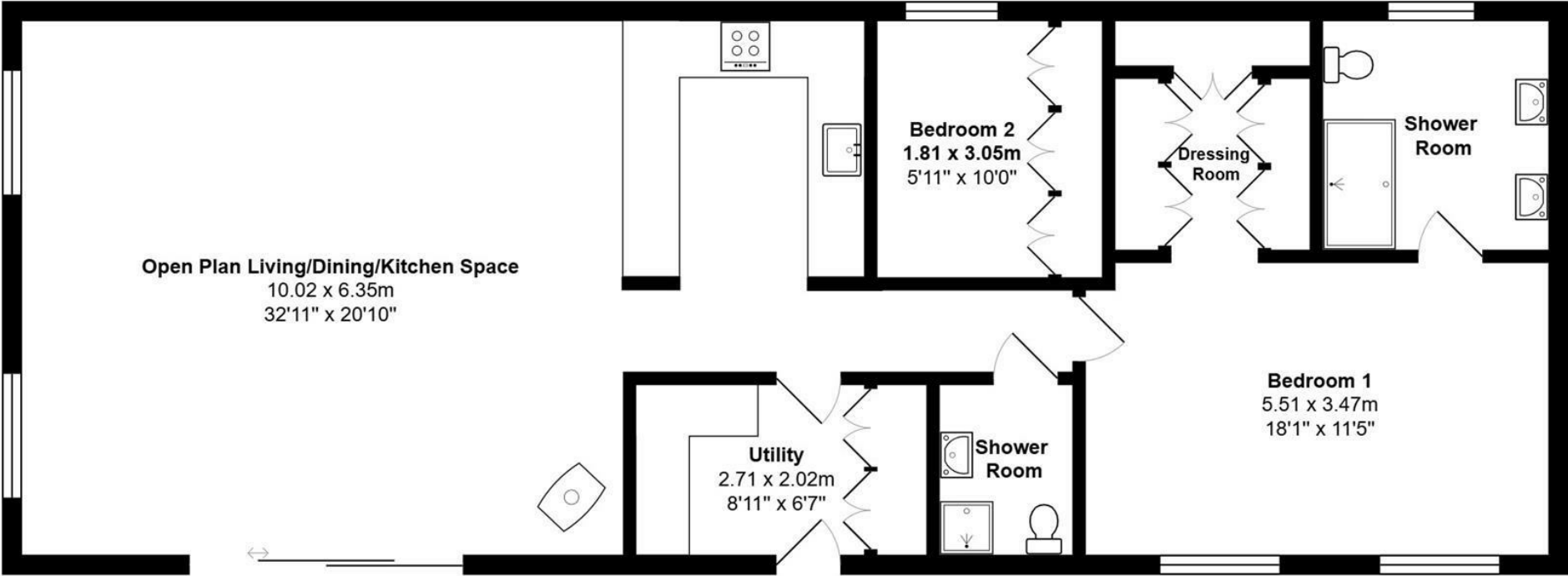








Floorplan







VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

