

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

Hollin Barn Lodge  
Sutton Road  
Thirsk  
YO7 2ER

Guide Price £300,000





## **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 a WC (which offers the space and scope to convert to a shower room) and the second bedroom, currently laid out as a study, with fitted storage cupboards. 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.

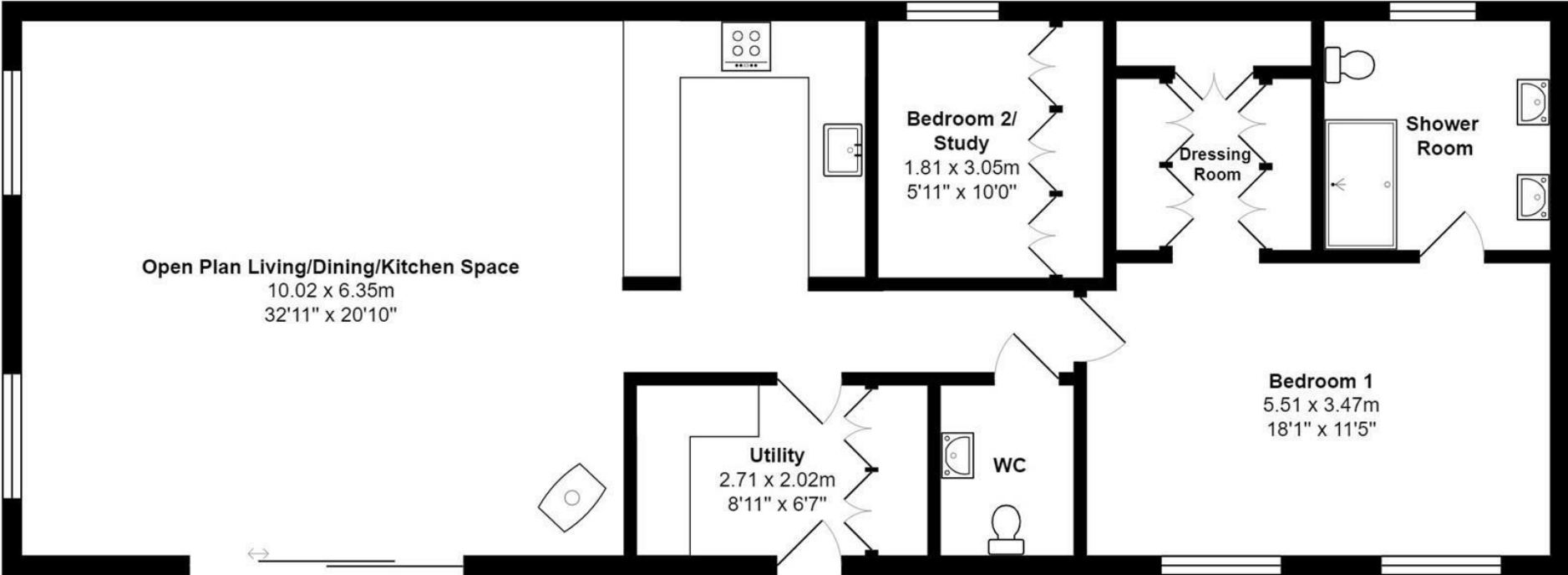
Externally there is vehicle parking and a timber built wash room, fully insulated and equipped with a sink, freezer, washing machine and dryer. A gravelled pathway leads to the side of the lodge, with steps up to the extensive deck, offering uninterrupted views and fitted with lighting. All the windows 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)

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