





Accommodation

A luxury two double bedroom lodge, revealing a spacious and beautifully kept interior, whilst also offering a lovely secure gated setting, on the edge of open countryside.

The 46 foot lodge occupies the prime plot on this established and highly sought after park, enjoying extensive outside areas, including lawned gardens and a decked balcony, which flows perfectly from the lodge.

The main entrance gives access to the utility/entrance area, leading into the very spacious open plan living and dining area, with double doors onto the deck. The kitchen comes fitted with a range of stylish units and granite worktops, whilst there is also a breakfast island and a range of integrated appliances. The inner hallway offers a storage cupboard and gives access the main bedroom, with a dressing room and modern ensuite shower room. There is a second double bedroom with a fitted wardrobe and a further shower room, fully tiled and again fitted with a modern white suite. The lodge is double glazed and gas central heating is in place.

Externally there is a gravelled parking bay and lovely lawned garden, whilst a further gravelled rear garden offers a high degree of privacy and come fitted with a quality timber shed. There is further guest parking and the lodge is surrounded by beautifully kept communal grounds.

The site itself offers a number of facilities, including an extensive playing field and children's play area, whilst there is the Old Barn Coffee Shop on site. There is a fishing lake and residents even get access to the neighbouring Monk House Farm Park.

Located in the hamlet of Balk, just outside Bagby, the lodge is located approximately five miles from Thirsk, meaning an array of amenities are available close by. Balk and Bagby themselves boast a highly regarded public house, whilst also being surrounded by lovely countryside walks, not least the white horse located close by. Transport links are also readily available, including the A19 and A1, making it ideal for commuters, whilst there is also a train station available in Thirsk.

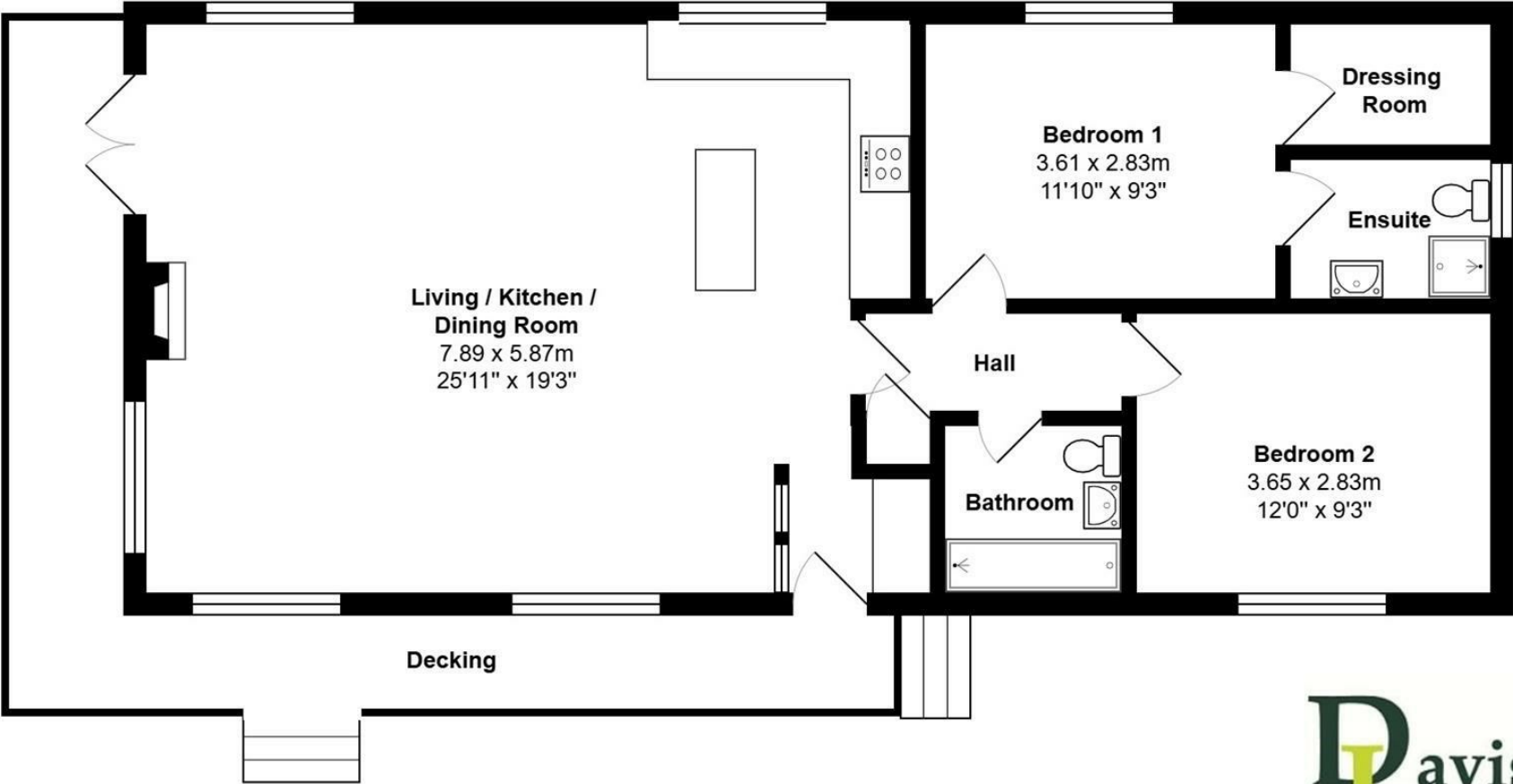
Offered for sale with no onward chain and available with a 12 month holiday home license in place, an internal viewing is required to appreciate the space, lifestyle and quality on offer.

Agent Note - The holiday lodge must be a second home and the license (42 years remaining) will allow the lodge to be occupied throughout the 12 month period. Commercial letting is currently unavailable, however family and friends may use the lodge accommodation by arrangement.





Floorplan





VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - 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.

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