



• Freehold is being sold • No Onward Chain • A beautifully presented lodge in a highly desirable location • Fishing available to the owner of the lodge on Middle Lake • Open plan kitchen/living/dining area & separate utility room • Two bedrooms, one with an en-suite. Separate family shower room • 15 year structural warranty & 2 years for internal fixtures and fittings • £2,000 p.a maintenance fee that covers the management of the hedges, trees, lawn, drive and waste treatment plant • Parking to the side & no resale fees or ground rent • Waste treatment plant & LPG gas

Guide Price £195,000

Sycamore Lodge is one of two brand new FREEHOLD lodges located in the far corner of Willow Waters Fishery, a highly regarded and intimate fishing complex just outside the market town of Pocklington. The fishery is beautifully maintained all year round by the vendors and boasts a vast array of specimen course fish including carp and pike. The lucky purchaser will not only be buying the freehold to the lodge but will also be granted the right to fish middle pond (please see the site map).

The lodge can be occupied for holiday use for all 52 weeks of the year. The property has been finished to a high residential specification which will surely impress the most discerning of purchasers. The current maintenance fee is £2,000 p.a and includes the management of the hedges, trees, lawn, drive and waste treatment plant. There are no re-sale fees, so you can rest easy knowing that if you do decide to sell in the future that you will retain all of the equity. The property is ready for immediate occupation, so if you are looking for a change of lifestyle and like the idea of being surrounded by nature, then look no further as this lodge could be the ideal purchase for you.

On entering you find yourself in a stunning open plan kitchen/living/dining area with windows to three sides that allows natural light to flood the room. The kitchen has been fitted with a range of storage units, a double oven, wine fridge, dishwasher, fridge/freezer, boiling tap and a five ring gas hob. There is a dining table with chairs to one side, a set of French doors which open to the raised decking and a single door which opens to the front of the lodge. There is an ethanol fire in the living area perfect for the colder winter months. There is a separate utility room with a sink, washing machine and boiler. There are two large double bedrooms, one of which has an en-suite comprising bath, hand basin with storage below, low level w/c and a heated towel rail. A separate shower room comprising walk in double shower, low level w/c, hand basin and heated towel rail completes the internal accommodation.





A FREEHOLD LODGE LOCATED ON A STUNNING FISHERY



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority

Services Mains water & electric. Waste treatment plant & LPG central heating



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