



Forest Retreat, Hollicars Holiday Park, York Road

Asking Price: £190,000

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Experience exceptional holiday living in this beautifully presented luxury lodge, perfectly positioned within the award-winning Hollicarrs Holiday Park on the historic Escrick Park Estate. Surrounded by tranquil woodland and enjoying uninterrupted views across the adjoining countryside, this stunning retreat combines contemporary comfort with timeless character in one of North Yorkshire's most sought-after holiday destinations.

Extending to approximately 936 sq. ft. the lodge has been finished to an impressive specification throughout. The heart of the home is the magnificent open-plan kitchen, dining and lounge area, featuring vaulted ceilings, exposed wooden beams and an abundance of natural light, creating a spacious yet welcoming atmosphere. Designed with both style and practicality in mind, the contemporary kitchen includes quality integrated appliances, a fully integrated dishwasher, a traditional style ceramic sink with drainer, and a central island ideal for entertaining and family gatherings. The lounge area is enhanced by an attractive electric-effect log burner, providing a cosy focal point for relaxing evenings.

The accommodation offers two generously sized bedrooms, including an elegant principal suite complete with a separate dressing room and a luxurious en-suite shower room featuring a large double shower. A stylish family bathroom serves the second bedroom and benefits from part-tiled walls and quality fittings. Additional practicality is provided by a separate utility room with an integrated washer-dryer and useful storage space. Outdoor living is equally impressive. The lodge enjoys an extensive wraparound veranda extending to two sides of the property enclosed with attractive wood and glass balustrading to maximise the spectacular countryside views.

The veranda provides the perfect setting for outdoor dining, entertaining or simply unwinding in peaceful surroundings. Beyond the decking, the property benefits from its own fully fenced private garden, offering additional privacy and security. A designated hot tub area has been thoughtfully incorporated, complete with electrical wiring already in place, creating the ideal space for year-round relaxation.

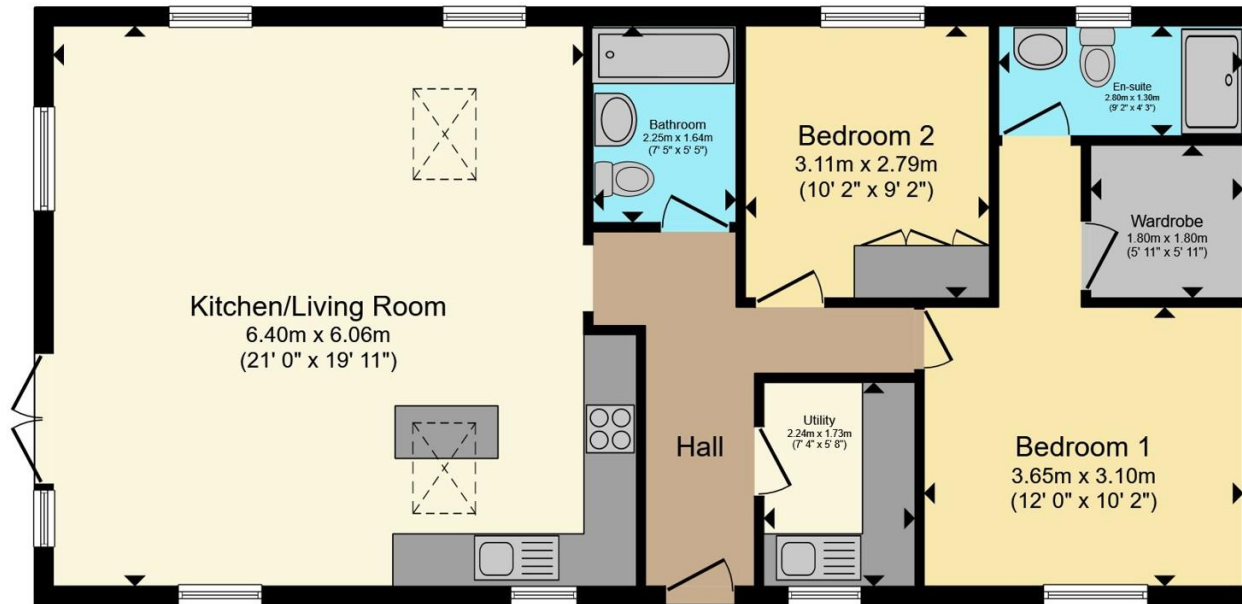
Nestled within the woodland setting of Hollicarrs Holiday Park, owners can enjoy a unique blend of countryside tranquillity and excellent leisure facilities. The park offers fishing lakes, tennis courts, a bowling green, scenic woodland walking and cycling trails, and a charming on-site tearoom. Ideally located between York and Selby, it provides convenient access to surrounding villages, attractions and the wider North Yorkshire countryside.

A particularly attractive feature of this lodge is the rare opportunity to generate additional income through holiday letting. As one of a limited number of lodges within the park approved for holiday rentals this property is also an ideal investment.

This exceptional lodge presents a rare opportunity to acquire a luxury countryside retreat combining stylish accommodation, outstanding outdoor space, private fenced gardens and stunning rural views, all within one of Yorkshire's premier holiday park settings.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 87.0 m² (936 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **N/A**

Tenure: Site Managed

Site Charge: **£6,300**

Years Left on Lease: **92**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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