



Higher House Lodges

**Plot 7 Paythorne,
Lancashire
BB7 4ES
£199,500**

Plot 7 is a large 47 x 22ft lodge footprint on an exclusive development with two double bedrooms (one en-suite + walk-in wardrobe), open plan kitchen, dining and living space, bathroom and utility room but can be configured to suit individual requirements. Plot 7 is one of 12 Canadian Cedar wood lodges that are positioned on a generous plots with larger distances than most of approximately 12 metres between each lodge with views of the surrounding countryside. As well as providing an authentic and stylish finish, Cedar's natural resistance to moisture and decay make it the perfect cladding material for wood lodges. The lodge comes with its own large decking area finished with minimalist glass panels around the perimeter, two car parking spaces and an interior tailored to meet your individual needs. From solid wood doors with premium door furniture designed to last to polished quality stainless steel fixtures and fittings serving the kitchen and bathroom, every last detail has been considered.

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Description

Paythorne is a quiet hamlet, a stones-throw from the cobbled streets of historic Gisburn on the A59 in Lancashire. Spend your days enjoying the fresh air while walking in the hills, mountain biking on local trails or taking in the sights and sounds in the ancient market towns of Clitheroe and Skipton.

Located on a small and spacious development of 12 luxury wood lodges boasts stunning views across the Ribble Valley and Forest of Bowland plot 7 has been thoughtfully designed so that the manmade elements on the site blend into the natural landscape. The landscaped park features an array of young and more mature trees and tastefully arranged flower borders that are pleasing on the eye.

Kitchen & Lounge

The open plan Kitchen has modern type fitted wall and base units with integrated appliances, double electric oven and grill, 4 hob gas stove, laminate splashbacks, single porcelain sink with drainer and mixer tap. The island unit extends into the lounge area with large living space and dining area, electric feature fire place, spotlights to the ceiling and wood effect laminate flooring.

Utility Room

With fitted wall and base units in a modern style, housing for washer and tumble dryer, single stainless steel sink with drainer, spot lights to the ceiling, double electric sockets above unit and laminate wood effect floor.

Master Bedroom & en suite

The master bedroom provides plenty of space to fit a double bed, complete with 3 piece ensuite bathroom fully tiled walls, large walk in show tray and glass partition, modern sink and vanity unit, WC and heated towel rail the bedroom also includes a luxurious walk-in wardrobe.

Bedroom 2

A large double room with fitted wardrobe, spotlights to the ceiling and carpeted floor.

Bathroom

A 3 piece premium bathroom suite, the bathroom features modern sink, toilet, heated towel rail and mirror with a large bath and shower unit over.

Services

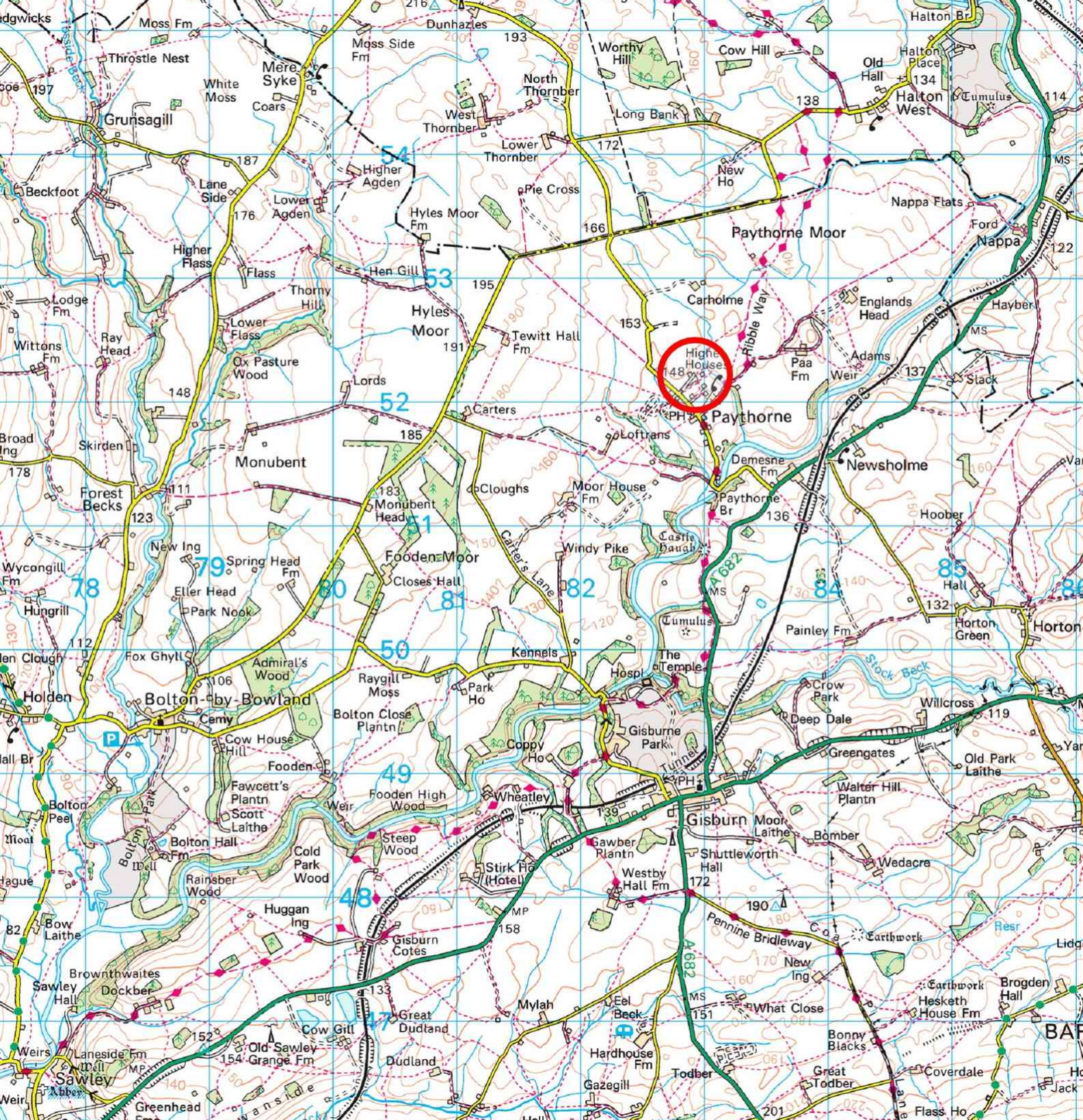
Mains electric

Mains water

Mains gas

Septic tank drainage





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