



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

28 Foxglove Fields White Rose Caravan Park, Thirsk, YO7 3BA
Price Guide £75,000

A beautifully presented two-bedroom holiday home set in an enviable position with uninterrupted south-west facing views across open farmland and surrounding countryside. Carefully maintained throughout, it offers an appealing option for those seeking a peaceful retreat with the benefit of 50-week occupancy. Offered for sale due to relocation, this is a rare opportunity in such an attractive setting and viewing is strongly recommended.



The Holiday Home

On entry, the main living area is positioned to take full advantage of the south-west facing outlook, with large French doors and adjoining windows framing the open fields and surrounding countryside beyond. This view forms a natural focal point to the room and also allows plenty of natural light into the accommodation. There is a defined dining area, an electric fire with surround and well-considered built-in and ambient lighting.

The kitchen is open plan to the living space and has been fitted in a contemporary style, with a good range of storage solutions, generous worktop space and a selection of integrated appliances. The arrangement works particularly well for day-to-day use, while retaining a clear distinction between the kitchen, dining and sitting areas.

Beyond the kitchen, a central hallway provides access to both bedrooms and the shower room.

The principal bedroom is a comfortable double and includes fitted wardrobes, modern lighting and additional ambient lighting, together with direct access into the shower room. The second bedroom is also well proportioned and currently accommodates twin single beds, with further fitted wardrobe storage.

Completing the accommodation is the contemporary shower room, fitted with a step-in shower, WC, wash hand basin and useful built-in storage cupboards.

Externally, there is a large decked area providing an excellent space for outdoor dining and entertaining while taking in the south-west facing countryside views. The current owners specifically chose this particular plot for its aspect and outlook, and there has been a real focus on making the most of the outside space. There is also a garden area which has yet to be planted, giving the new owner a blank canvas to landscape to their own requirements. Completing the outside space is a large single driveway providing private parking.

Situated on Foxglove Fields at White Rose Holiday Park, the property benefits from a 50-week occupancy period, allowing owners to make use of the home for the majority of the year. The park is set within the North Yorkshire countryside close to Thirsk and provides a range of facilities including indoor and outdoor heated swimming pools, an owners' lounge, onsite food facilities, a country pub with regular entertainment and a programme of owners' events. The park is also dog friendly.

Together with its particularly attractive south-west facing position and open countryside views, this is a well-presented two-bedroom home which should appeal to buyers looking for a high-quality holiday property with an extended occupancy period.

Site Management

We have been informed that the approximate annual fees are £5,000. Please contact the office for a full breakdown of the charges.

Important Information

Heating LPG

Council: North Yorkshire

Disclaimer

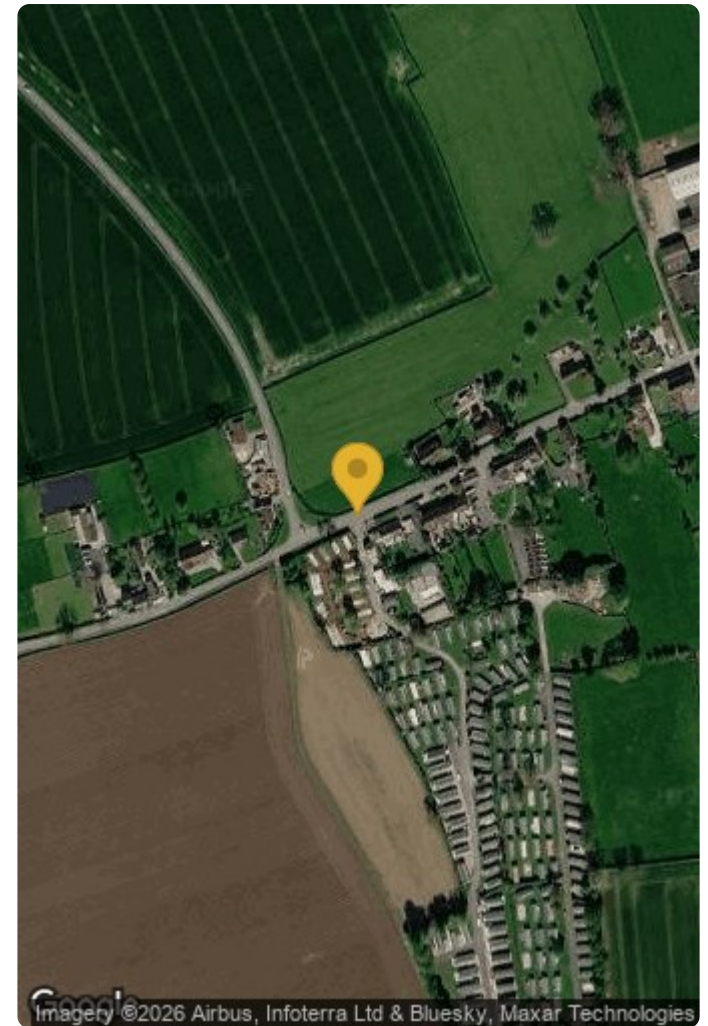
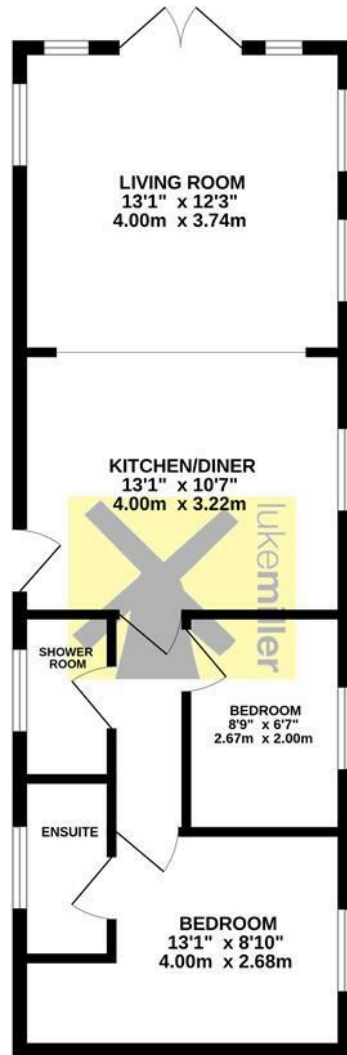
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GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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