

Stylish living in the heart of the countryside.

A development of luxurious holiday homes in a unique parkland setting.



Raising Standards. Protecting Homeowners



WILLOW PASTURES
COUNTRY PARK

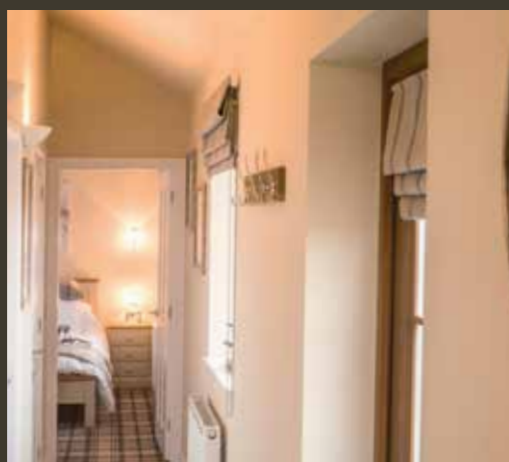
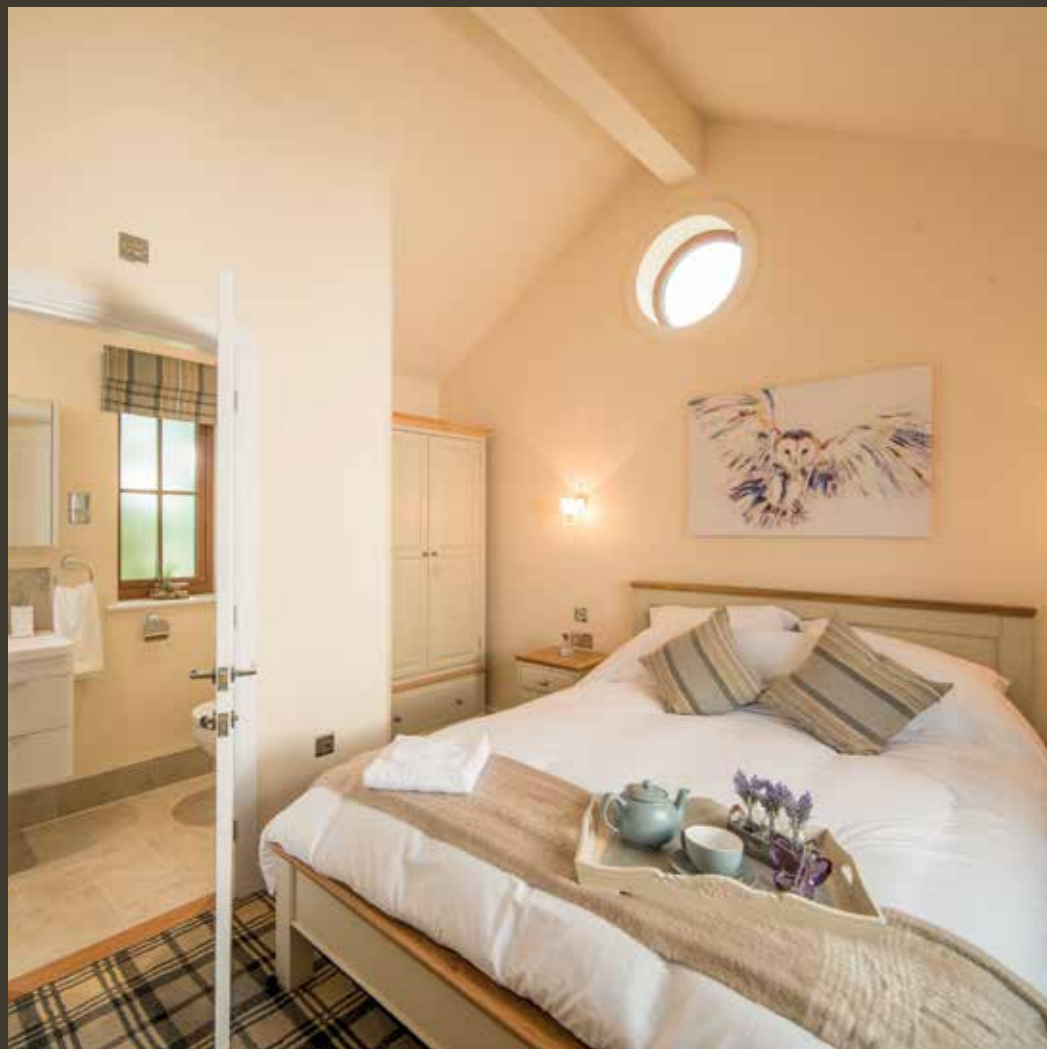
Part of the
 **tonycook** group
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Welcome to Willow Pastures Country Park, an exciting, exclusive development close to the tranquil Yorkshire village of Skirlaugh. This collection of luxurious holiday homes consists of 57 properties set in their own unique parkland. Designed to make the most of their idyllic setting, these holiday homes blend seamlessly into their surroundings and offer a peaceful escape from everyday life. Each home offers you stylish living in the heart of the countryside.

Set in a rural location, Willow Pastures Country Park is only 8 miles from the scenic Yorkshire coast and 9 miles from the historic market town of Beverley with boutique shopping and prestigious racecourse. With the City of Culture 2017 on your doorstep and the charming Yorkshire Wolds nearby, there really is something for everyone.

The Gardener's Arms Country Inn is a charismatic Yorkshire pub offering traditional meals, real ale and warm hospitality. Next door, Skirlaugh Garden and Aquatic Centre incorporates a shopping village, a treasure trove of antiques, an exclusive gift shop and So Delicious restaurant, serving home cooked meals in a relaxed atmosphere. The Trans Pennine Trail passes directly alongside the Park providing the perfect route for ramblers or cyclists to explore the Yorkshire countryside. East Riding's leading golf club, Ganstead Park, and Billabong Watersports are both a short drive away.



Countryside living with amenities on your doorstep.

- ✓ Gardeners Arms Country Inn
- ✓ Skirlaugh Garden and Aquatic Centre with gift shop and restaurant
- ✓ Trans Pennine trail
- ✓ 3 golf clubs
- ✓ Watersports
- ✓ Fishing lakes
- ✓ Yorkshire beaches
- ✓ Burton Constable stately home
- ✓ City of Culture 2017
- ✓ Cinemas, theatres and KC Stadium
- ✓ High Street and independent shops and restaurants





SLATE
ROOF

FULLY
FITTED
KITCHEN

LOG
BURNING
STOVE

BI-FOLD
DOORS

- ✓ Optional hot tub
- ✓ NHBC approved
- ✓ 10 year warranty
- ✓ Fully mortgageable*
- ✓ EPC rating: C
- ✓ Tax benefits
- ✓ Small Business Rates relief
- ✓ Fully Secure Site

NHBC

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THE SYCAMORE

2 Bedroomed Holiday Home

SYCAMORE

These stunning homes are expertly designed to make the most of the fabulous views at Willow Pastures Country Park. The exterior of the Sycamore is finished in style with cementitious clapper board, a feature porthole window and a slate roof.

The interior boasts 585 sq ft of living space, two bedrooms, master en-suite with kingsize bed and the second being a double with en-suite bathroom.

The layout features an open plan kitchen, dining and living area with a log burning stove and features bi-fold doors leading onto a patio area from the living room. The Sycamore also comes fully furnished ready to use.

Hot tubs are available as an optional extra. These are oak coloured to complement the property and are located on the decking. Whether to improve your letting opportunities and to meet the popular demand for hot tubs among holidaymakers or to treat yourself to a luxurious way to relax, hot tubs are an excellent option.

Our homes are NHBC accredited and therefore as per traditional build, fully mortgageable.*

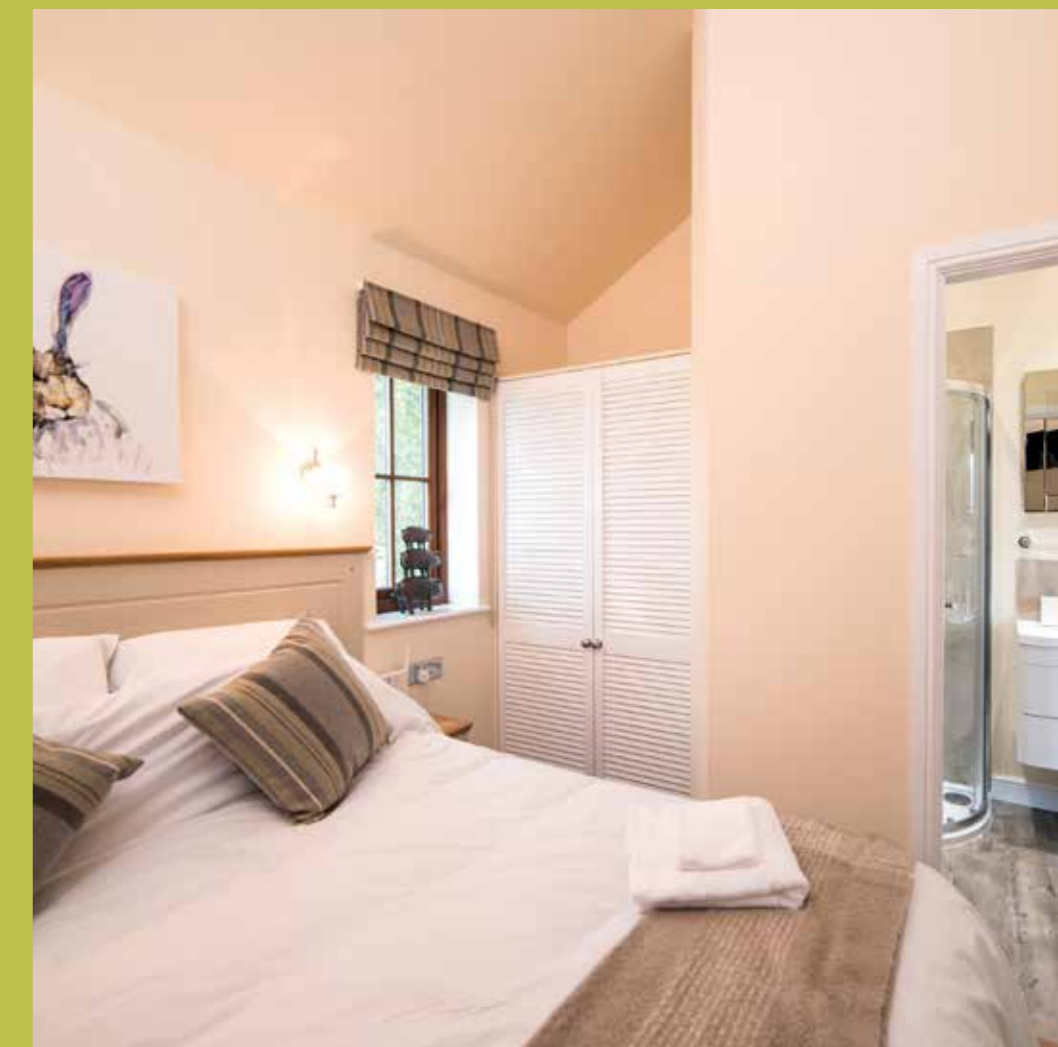
PROPERTY INCLUDES:

- 2 Bedrooms
- Fully fitted kitchen
- En-suite bathrooms & wet room
- Bi-fold doors in living area
- Sleeper driveways with parking for two
- Slate Roof
- Double glazing throughout
- Log burning fire place
- Site wide Wi-Fi

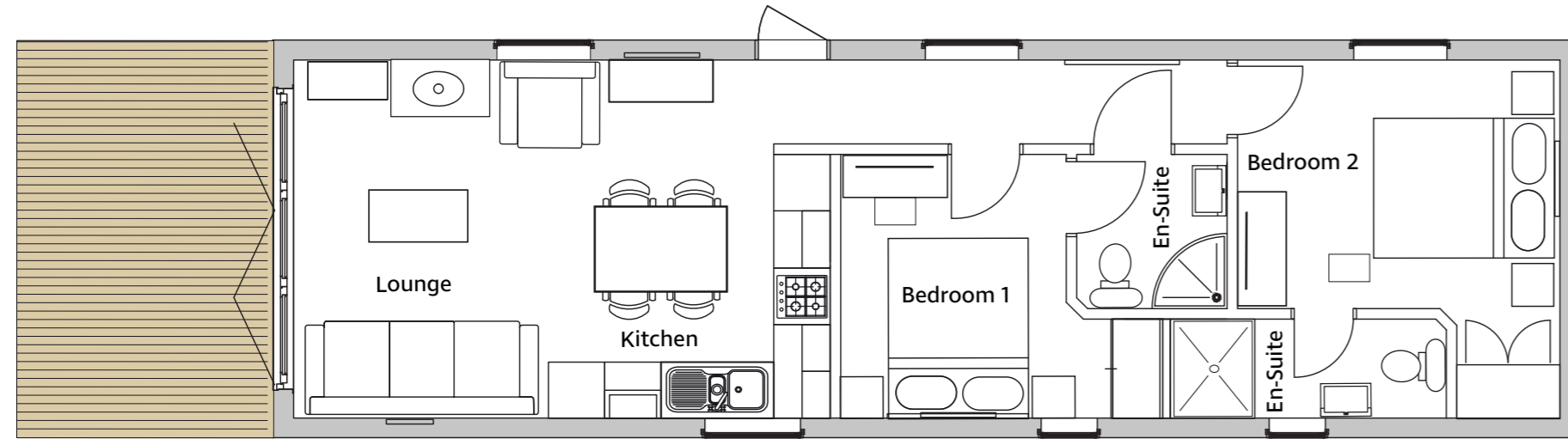
EXTERIOR FINISHES:

The exterior of the Sycamore is finished in style with cementitious clapper board in Light Oak, feature porthole windows and a slate roof.

*Subject to conditions. This is not tax advice and is subject to conditions. Please seek advice from a tax professional.



THE SYCAMORE



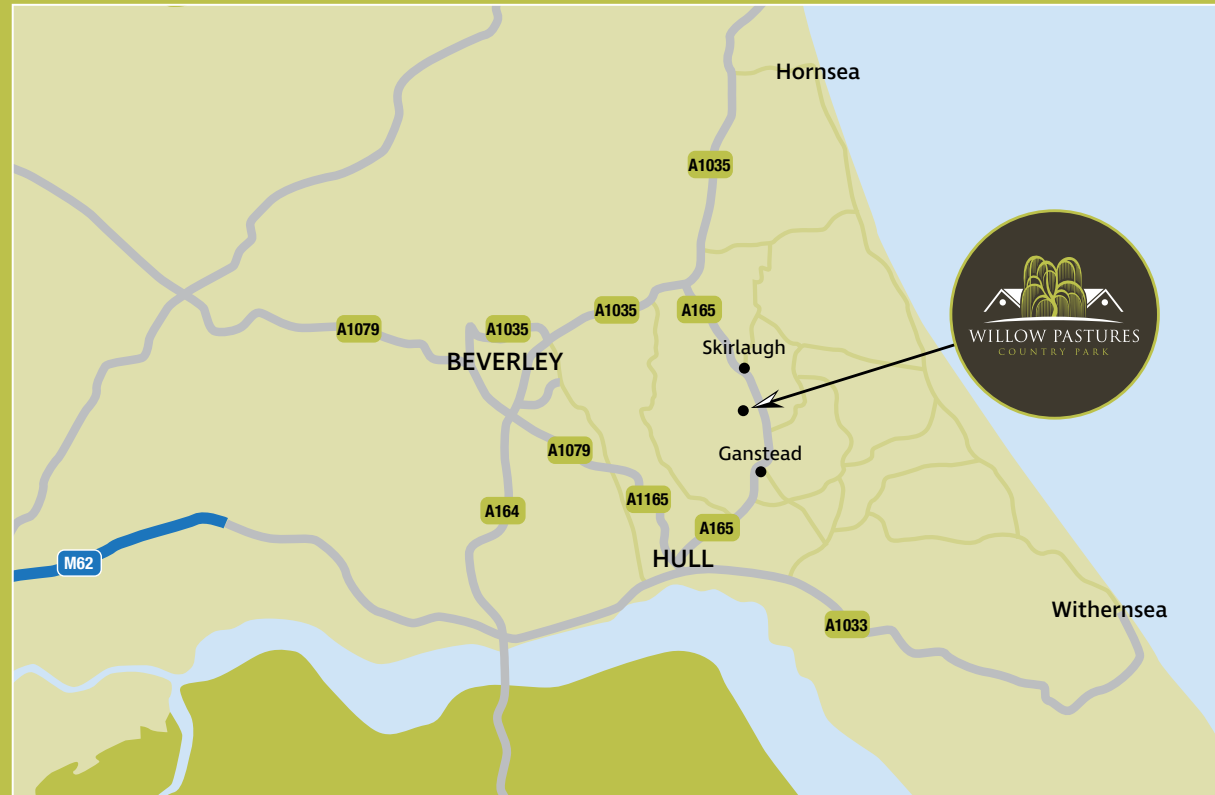
GROUND FLOOR

Lounge/Kitchen	5.712m x 3.823m	18'7" x 12'5"
Bedroom 1	2.746m x 2.812m	9'0" x 9'2"
En-suite 1	1.600m x 1.600m	5'2" x 5'2"
Bedroom 2	3.433m x 3.823m	11'2" x 12'5"
En-suite 2	2.788m x 1.100m	9'1" x 3'6"

Computer generated image shown. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors and windows may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

SITE PLAN





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