



**3 BALMORAL TARN HOUSE HOLIDAY PARK,  
STIRTON, SKIPTON, BD23 3FF**

**£169,995**



NO SITE FEES UNTIL 2027! This award winning Pemberton Rivendale has just arrived at Tarn House Holiday Park, located on the outskirts of the market town of Skipton overlooking the stunning Yorkshire Dales.

The living area is bright and open with floor to ceiling windows and optimised ceiling heights that allow for natural light to pour in and give the whole home an essence of space. The furniture is solid oak which is in-keeping with the beams. The furnishings are an eclectic mix that extend through to the adjoining multi-purpose 'Snug' that can be used as an additional bedroom, an office or a relaxing space away from the main lounge and kitchen/diner. The dining area is an integral part of the kitchen with essential room around the table. The high quality kitchen is sleek and exudes character with its bold splash-back, American style fridge freezer and generous kitchen island. Those who love to entertain will be proud to do so in this home.

With patio doors around the Rivendale, there are so many opportunities to bring the outside in. One of these leads into the Master bedroom which is stylish and opulent with deep buttoned headboard and full length curtains. There is a section of closet space on either wall between the main bedroom and the ensuite to provide extensive storage. The ensuite has a well proportioned shower and is tastefully furnished in dark wood with a coordinating Roman blind.

The second twin bedroom has been given the same stylish furnishing treatment as the Master bedroom with an elegant pendant light above the bed and sumptuous cushions and throws.

Pemberton have been meticulous when designing the Rivendale, bringing together a wealth of quality manufacturing experience and allowing it to flourish in a new environment. This home is not simply an addition to the Pemberton range of leisure homes but a new beginning.



#### Season Dates & Facilities

Season dates for owners are from 1st March to the 10th January. At Tarn House there is a licenced bar, outdoor beer garden, children's play park, sports court and the country store.

#### Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

#### Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163





Call us on

01756 799163

[sales@carlingjones.co.uk](mailto:sales@carlingjones.co.uk)

<https://carlingjones.co.uk/>

Energy Performance Graph

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         |         |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.