



LUXURY LODGES FOR SALE

Willow Pastures Country Park
Hull Road
Skirlaugh
HU11 5AE

WWW.WILLOWPASTURES.CO.UK
01964 598303



About Us

Discover East Yorkshire's best kept secret. Nestled in idyllic countryside, Willow Pastures offers a peaceful escape from every day life. This deluxe collection of high end luxury lodges is an exciting opportunity to own your dream holiday home.

Join a family owned and family run park which takes pride in offering a bespoke, personal service. Part of the Tony Cook Group which has been successfully trading for almost 60 years.

Holiday home ownership has never been so appealing, or so attainable. With the option to take advantage of a fully managed, hassle free letting service, you can enjoy a healthy earning from your investment. Or, simply invest in a holiday home for your own pleasure. The team are here to make buying and owning a holiday home easy, relaxing and enjoyable.



Discover The Park



Gardener's Country Inn

Footsteps from the park is Gardener's Country Inn, a popular gourmet pub with an outdoor play park, welcoming log burners and a dog friendly area.



Trans Pennine Trail

Join the Trans Pennine Trail direct from the park. Running on the disused railway line from Hornsea to Hull, this the perfect route for walking & cycling



So Delicious

Located in the Garden Centre, So Delicious serves the best breakfast in the area! Enjoy coffee and cake, light lunches or Sunday dinner.



Skirlaugh Garden Centre

Next to the park is Skirlaugh Garden Centre & Shopping Village, perfect for all the family. Spend the day exploring the huge antique centre & discovering unique gifts and homeware from a collection of independent sellers.



Convenience Store

Pick up everything you need in our small, on-site shop. Stocking all the essentials plus toys, treats & doggy goodies!



Discover The Area



Yorkshire Coastline

The beautiful Yorkshire coast is a short, 15 minute drive away. Including the remote, tranquil beaches of Mableton & Fraisthorpe, and the picturesque seaside towns of Hornsea & Bridlington.



Ganstead Golf Club

Established as one of the leading courses in Yorkshire for 40 years, Ganstead Golf Club is only 5 minutes from the park.



Hull

Hull is the perfect place for soaking up a day of culture in the Museum Quarter, theatre & art galleries. Explore the historic marina & independent restaurants and bars.



Beverley

This historic market town is close by with its renowned Minster, popular markets and historic, cobbles streets with boutique shopping.



Family Attractions

There is a wealth of activities and fun days out for all the family nearby! Including The Deep, William's Den, Jump Inc and Honeysuckle Farm.

Lodges For Sale

Take a look at a selection of lodges and holiday homes which are currently available to purchase on the park. All of these are available for your own use, or as a buy-to-let investment. All of our lodges are residential specification*, making them suitable for use all year round.

The prices below are all inclusive of the below:

- Hot tub
- Inventory/furnishing package (Turnkey)
- Decking with privacy screen

There are no additional costs associated with purchasing a lodge.

*Except the Stonewood



Stonewood

£64,995

This cosy, 2 bedroom holiday home feels homely & welcoming with its L-shaped sofa and fully fitted kitchen.



Sheraton

£99,995

With stylish interior & open plan layout, this lodge is built for entertaining. The smartly designed kitchen & offset roof gives a huge feelings of space.



Moselle

£89,995

Escape from the everyday in your own country retreat. Blending rural character with modern looks, the Moselle offers the utmost comfort.



Lakewood

£89,995

Designed for family living, the separate kitchen/living area features luxurious furnishings. This high quality continues throughout the lodge.

The Chantry



Immerse yourself in luxury... Step inside the Chantry and you will be greeted by a sophisticated colour palette, stylish accents and high quality furnishings.

The grand corner sofa includes a relaxing daybed, ideal for relaxing and enjoying the latest Hollywood blockbuster on a 55" television.

The Chantry includes two spacious bedrooms, a wealth of creative storage solutions and two modern bathrooms with a walk in shower and a full size bath.

Included in the price is a spacious outdoor decking space with privacy screen, hot tub and fully furnishing throughout.

£89,995

The Faraday



The most prestige lodge on the park, the Faraday is 3 bedroom, 20ft x 40ft lodge and is certainly designed to wow guests. This high specification twin lodge has calming, warm furnishings and textures throughout. You can spend your evenings relaxing by the fire on the clever modular sofa or cooking up a storm in the kitchen. The kitchen has been designed as a social space, with plenty of seating and worktop space to entertain the family or put your baking skills to the test. The large dining table means you can enjoy holiday meals together or get the board games out for games night.

The Faraday features three large bedrooms, a walk-in wardrobe, one spacious family bathroom with a bath and an ensuite to the master bedroom with a large, walk-in shower.

Sited on The Mews, this lodge sits a peaceful area of the park with a large, south-facing decking, sunken hot tub and furnishings throughout.

£150,000



Introducing...

Shared Ownership

Our innovative Shared Ownership scheme has been created to offer a flexible and affordable way to own your dream holiday home. Purchasing a share in a luxury lodge allows you to enjoy the perks of holiday home ownership, whilst only paying for the nights you will actually use. What's more, you can take advantage of our fully managed letting service to help off-set the annual running costs.



Luxury Lodges

Choose from a selection of luxury lodges, all with spacious decking and hot tubs. Enjoy hassle free holiday home ownership with all maintenance and cleaning taken care of by us. Pet friendly options are available.



Flexible Ownership

With 13 weeks to use throughout the year, you can book 7 or 14 night breaks up to 1 year in advance. Our friendly team are on hand to assist with bookings and arranging your holiday



Hassle-Free Rentals

Choose to put your lodge into our fully managed letting pool to benefit from rental income. For example, use your lodge for 7 weeks across the year, and let it out for your remaining 6 weeks to earn an income of around £2,000.00.

How does Shared Ownership Work?

Moselle Lodge	Traditional Ownership	Shared Ownership
Initial Outlay	£85,000	£21,250
Annual Costs <i>Including ground rent, utilities, insurance, cleaning & maintenance</i>	£15,320*	£4,000
Annual Rental Income* <i>Based on 6 weeks rental</i>	£2,100	£2,100

*Figures are based on reasonable estimates

Is this like a timeshare?

The concept is similar to the timeshare model, but unlike a timeshare, you actually own a legal share in the lodge. Meaning you can sell or will your share if you wish.

For more information about our Shared Ownership Scheme, please get in touch with our friendly team.

Call: 01964 598303

Email: reception@willowpastures.co.uk



What Our Owners Say...

Willow Pastures is such a lovely peaceful site, after having two breaks there we decided this was the right time to look at buying a lodge in perfect surroundings.

At first deciding which lodge to buy and where to position it seemed difficult, with the help and experience of Tracy the site manager everything fell into place. The staff on site were all helpful and very patient as I worried about so many things, looking back I shouldn't have nothing seem to be a problem.

When the lodge was delivered, this was handled brilliantly we were sent pictures, just added to the excitement, until the day we were handed our keys. On our first visit, we were thrilled everything had been unpacked and put in place. It couldn't have been easier.

The grounds are beautifully cared for, kept immaculately clean. The nature walk round the perimeter is a sniffing haven for our dog. It's great to have easy access to the Railway trail going through the gate at the back of the site. The addition of the beauty salon on site adds to the luxury. Even my husband is tempted to have a massage!

We have found experience of buying the lodge, very pleasant. We've been taken care of and given helpful advice, Willow Pastures, it's such a lovely place.

Carolyn, Owner

“

We researched several sites in different areas across the country before settling on Willow Pastures Country Park. We particularly liked the fact that the site is open all year round, and not seasonal as we discovered with other holiday parks

We really liked the fact that the staff were friendly, pleasant, and did not give us the hard sell.

As owners we have found that any problems are dealt with quickly and efficiently without any unnecessary drama. In fact, we were so satisfied with Willow Pastures Country Park that we subsequently decided to purchase a second holiday home on the site.

The letting process is stress-free using Hoseasons and with the hardworking staff at the park handling the cleaning and changeovers.

”

George, Owner

“

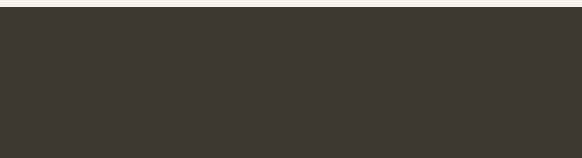
Tracy and the team at Willow Pastures always go the extra mile to not only make every stay memorable, but also to maximise owners' profits when the lodge is being let out.

The purchase process was honest, straightforward, and remarkably fast, and there were no unpleasant surprises.

The park is located in a beautiful part of the country and every visit is a fantastic opportunity to get away and destress, be it with a walk by the sea or a plunge in the hot tub. I would definitely recommend becoming an owner at Willow Pastures!

”


Alex, Owner




GET
IN
TOUCH



Willow Pastures Country Park

 Hull Road, Skirlaugh, HU11 5AE
What3Words: sunroof.erupt.replayed

 01964 598303

 www.willowpastures.co.uk

