



ALLERTHORPE

Golf & Country Park



Holiday Home Ownership in the Heart of Yorkshire

THE ULTIMATE ESCAPE

Immerse yourself in the beautiful rolling hills of East Yorkshire.

Nestled within 100 acres of stunning landscape, Allerthorpe Golf & Country Park provides the perfect base to explore City, Coast & Country alike with picturesque scenery, quaint villages, seaside towns and the historic city of York right on your doorstep – as well as offering its own immaculate nine-hole golf course.

Here, we're passionate about providing our owners with a truly first-class experience: from exceptional customer service and five-star facilities, to incredible views and a location that offers a whole host of new adventures – no matter how you choose to spend your days, we'll help you create memories that will last a lifetime.

Allerthorpe Golf & Country Park is the perfect place to live, breathe and enjoy everything holiday home ownership in this idyllic Yorkshire location has to offer.





YOUR LUXURY LEISURE LIFESTYLE AWAITS

With all the amazing experiences surrounding us, owning a luxury holiday home in the heart of East Yorkshire's countryside offers a picturesque location with endless options for relaxation and adventure.

We believe that the choice at how you spend your days should be yours. Together with family, friends and loved ones – not to mention the surrounding community of those who enjoy the same things you do – you can enjoy your leisure time away however you want to. Whether that's relaxing onsite, challenging yourself to a round of golf, getting back to nature or discovering new experiences that the rich history and heritage of Yorkshire brings.

Having worked with some of the leading holiday home manufacturers in the business, we've designed something really quite special here at Allertorpe Golf & Country Club, and with a wide collection of five-star holiday homes, lodges and static caravans for sale that suits every type of budget, we know you'll find your perfect luxury getaway.



The perfect luxury getaway

- ✓ Stunning location in the heart of the Yorkshire Wolds
- ✓ Close to historical city of York
- ✓ Beautiful landscaped grounds with panoramic views
- ✓ Five-star facilities including 9-hole golf course & fishing lakes
- ✓ Onsite bar & restaurant at *The Pheasant Bar & Dining*
- ✓ Holiday whenever you want with a 12-month season
- ✓ Effortless rental earnings with our fully managed sublet service





FIVE-STAR FACILITIES

Time spent with us can be as relaxing, or as active, as you want. Within the sprawling 100 acres of our Park, our ever-improving onsite facilities will help you make the most of your time away from the stresses and strains of everyday life.

And with our free and unlimited super-fast WIFI available throughout the Park, you'll never be out of touch either ... unless you want to be.



GOLF

Make golf your new shared passion with your friends, family and loved ones. Our recently redesigned 18-Card 9-Hole golf course offers a challenge for all abilities; whether you're a seasoned pro or just starting out, it's perfect for all ages and abilities.

Available for Allerthorpe holiday homeowners use all year round, take your best swing and enjoy the stunning scenery that surrounds you.

CAST OFF & CARRY ON

Having a holiday home opens up whole new lifestyle choices – try taking to the water's edge for a spot of undisturbed and peaceful fishing at one of our well-stocked exclusive fishing lakes. The stunning backdrop ensure it's the perfect spot for those seeking relaxation.

If casting off isn't for you, relaxing walks in the overhanging woodlands that surround us promise unparalleled beauty with every step.



the
PHEASANT
bar & dining | Allerthorpe



Recently refurbished to the highest standards, our contemporary onsite bar & restaurant offers rustic fine dining right on your doorstep. With home-cooked, quality produce from local suppliers and beyond, our extensive food and drinks menu guarantees you'll find a firm favourite to come back to, again and again.

Sit back and relax after a round of golf or simply socialise with friends and family – either way, you'll leave content and satisfied.



SAY YES TO NEW ADVENTURES

Take your pick from City, Country or Coast – Allerthorpe Golf & Country Park has it all!

It's the perfect location to explore everything the diverse counties of Yorkshire have to offer: from woodlands & waterfalls, to cosmopolitan city shopping & quintessential market towns, to seaside towns, bays & beaches all being within just over an hour's journey, you're spoilt for choice at how to spend your days.

So, whether you're after some laid-back leisure time or some action-packed adventures, Allerthorpe Golf & Country Park is the perfect holiday home base for exploring the delights of Yorkshire.



Our Top Five Favourites

- 1 YORK | 37 MIN** 
Steeped in over 2,000 years of history, you'll walk ancient walls surrounding the inner-city high street and eclectic mix of independent shops. Enjoy vibrant cafes, restaurants & bars, discover over 30 world-class museums and immerse yourself in the thriving cultural scene – there's no city quite like it!
- 2 LEEDS | 55 MIN** 
A vibrant, modern city on the doorstep of the beautiful Yorkshire Dales, Leeds offers an unmatched cosmopolitan adventure. Home to world-class theatres, music, dance & sporting venues, award-winning restaurants and unrivalled shopping & markets, there's nothing you can't do here.
- 3 HARROGATE | 1 HR** 
Offering an oasis of cultural calm, Harrogate's a stunning Victorian spa town nestled in the heart of Yorkshire surrounded by Dales, fells, moorland & riversides. Here you'll find a wealth of fascinating landmarks & beauty spots to explore, including Turkish Baths, cathedrals, abbeys, gardens & theatres.
- 4 THE YORKSHIRE DALES | 1 HR 24 MIN** 
Embodying peace, tranquillity and beauty, the Yorkshire Dales are home to a breath-taking array of living landscapes to discover, including wild heather moorland, rolling valleys, beautiful rivers & waterfalls, along with a wide range of picture-perfect villages that are never far away.
- 5 WHITBY | 1 HR 30 MIN** 
Famous for its fish and chips, the winding 199 steps up to the stunning abbey, dramatic coastal views and being the home of Bram Stoker's Dracula, Whitby is the perfect day out for immersing yourself in history and legend.



OWNERSHIP AT ALLERTHORPE

Ownership at Allerthorpe Golf & Country Park is so much more than purchasing a beautiful holiday home away from home.

It's the freedom to take a break as often as you want, when you want, for as long as you want. It's the ability to travel and explore to your hearts content in some of the most beautiful landscape in England. And it's the escape from everyday life, from the hustle and bustle, from the stresses and strains – it's the power to leave your worries behind and just breathe.

With a focus on exceptional quality, our range of beautifully designed holiday homes and lodges for sale all come fully furnished with integrated appliances, so we know you're guaranteed to find your perfect luxury retreat that's ready to enjoy as soon as you're packed and ready to go! We've detailed only a couple of the stunning holiday home options we have available on Park in the following pages.

Take the first step today and you could be enjoying the freedom of holiday home ownership sooner than you think.



Benefits of Ownership:

- ✓ Simple 'turn-key' holiday home ownership
- ✓ NO stamp duty to pay
- ✓ NO legal fees to pay
- ✓ Affordable finance options available
- ✓ Extra income potential with buy-to-let options
- ✓ Free golf membership
- ✓ Holiday at any time of year with no closed season

As Standard:

- ✓ Delivery, siting & all utilities connected
- ✓ Fully furnished with stunning interior design
- ✓ High-quality integrated kitchen appliances
- ✓ Private parking & large decking
- ✓ Bespoke design options
- ✓ Built to BS3632 standards
- ✓ 10-year Manufacturer's Warranty
- ✓ Double glazing & central heating





PEMBERTON GLENDALE

44 X 22 | 2 BEDROOMS

Embracing modern living with contemporary design features, the Glendale makes a break from tradition with a self-contained lounge, dining room and kitchen. High vaulted ceilings are standard throughout and large bi-fold exterior doors lead out onto spacious decking – ensuring you can make the most of your space.

Sumptuous fabrics, textures and rustic oak furniture throughout offer the ultimate in luxurious living –and there's so much more to love. As well as a separate utility room, the kitchen comes fully equipped with high-end integrated appliances, including pop up sockets within the enormous kitchen island that doubles as a breakfast bar – perfect for early morning coffee.

Having the same dimensions as a three bedroom model, there's a generous amount of space throughout this home: no compromises have been made with both a bath and shower in the family bathroom, while a large shower en-suite to the master bedroom is complemented with discerning features such as waterfall taps and floating storage.

Key Features:

- ✓ Colour co-ordinated sofas, curtains and carpets
- ✓ Fully fitted modern kitchen with island breakfast bar & skylight
- ✓ High-quality integrated appliances incl. 5-burner gas hob, oven, microwave, fridge/freezer & dual washer/dryer
- ✓ Utility room & pop-up sockets
- ✓ Large shower en-suite to master bedroom



VICTORY WESTPARK

?? X ?? | 2 BEDROOMS

Classic and contemporary features combined with plush interiors makes the Victory Westpark the perfect weekend getaway retreat, and with high vaulted ceilings throughout, there's a huge sense of space upon your entering.

Featuring a stylish and soothing neutral colour scheme throughout the open plan living space, this holiday home evokes a sense of leisurely peace as soon as you walk through the doors. The stunningly modern kitchen offers a separate dining area for the family while being offset by marble-effect surfaces and contemporary two-tone cabinets which provide plenty of space for all your kitchen essentials.

Through to the spacious bedrooms, you'll benefit from more hidden space with under-bed storage and fitted wardrobes, and you'll ensure your techs are fully charged with USB points dotted throughout. The master bedroom boasts bedhead shelving above the sumptuous fabric headboard, and you're afforded plenty of privacy with a shower en-suite.

Key Features:

- ✓ Colour co-ordinated sofas, curtains and carpets
- ✓ Open plan living space with feature log-effect electric fireplace
- ✓ Modern two-tone fully fitted kitchen with integrated appliances incl. 5-burner gas hob, oven, fridge/freezer, microwave & dishwasher
- ✓ Shower en-suite to master bedroom
- ✓ Built-in Bluetooth music system & USB charging points



For details of our full range
of holiday homes
Please speak to a member of staff!

EFFORTLESS EARNINGS WITH BUY-TO-LET

All of our luxury lodges and holiday homes come completely ready to go with private parking, decking and stunning panoramic views – and our 12-month season means you can enjoy the delights of holiday home ownership whenever you want.

But have you ever considered that you could be making a return on your investment when you aren't using it?

Whether you're looking to earn an extra income or just want to cover the running costs of your new holiday home, our fully managed sublet service offers you a hassle-free solution – all you have to do is sit back, relax and let us take care of everything for you.

Subletting with us is flexible and allows you to let a little, or a lot, or anything in between – our dedicated team has decades of knowledge and experience within the industry, and know the best ways to earn a return on your holiday home, so we'll tailor a solution that's right for you.

With fantastic facilities, incredible views and a host of local attractions nearby, Allerthorpe Golf & Country Park is the smart choice when it comes to holiday home investment.

What makes Allerthorpe the perfect holiday fit?

- ✓ Prime countryside location in the heart of East Yorkshire
- ✓ Stunning luxury holiday homes with beautiful views
- ✓ 12-month holiday season
- ✓ Five-star facilities & services
- ✓ Fantastic return rates
- ✓ Perfect for both holidays & short breaks





Benefits of our buy-to-let service

- ✓ Hassle-free, fully managed sublet service
- ✓ Experienced & dedicated onsite team who take care of everything
- ✓ High rebooking rate that maximises occupancy
- ✓ Being Visit York registered gives access to over 6million tourists annually
- ✓ Flexible letting calendar, so you can enjoy your holiday home when you want
- ✓ Possible tax breaks with a Furnished Holiday Let



WHY CHOOSE ALLERTHORPE?

We believe that Allerthorpe Golf & Country Park offers the perfect destination to escape to, whenever you choose.

With a wonderful country setting, beautifully crafted holiday lodges, superb facilities and, above all, a team dedicated to ensuring that your time spent with us is just right, we've strived to create a second home destination that offers you a little bit more than the everyday.

Holiday lodge ownership provides you with all the benefits of your very own holiday home, but because we take care of the everyday tasks for you, you're able to spend more time actually enjoying your new home-from-home and everything our surroundings offer.

So, take the next step today!
Arrange an appointment to come and see us and explore all that lodge ownership at Allerthorpe has to offer.





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