

THE LODGE, SNAINTON



A rare opportunity to create a characterful and spacious period family home set in extensive grounds with attached one bedroom annexe.

Accommodation comprises; Entrance Hall, Drawing Room, Dining Room, Sitting Room, Dining Kitchen. Four Bedrooms, Two Bathrooms, Three Attic Rooms.

Further Annexe.

Extensive mature grounds,
Outbuildings and double garage.

No Onward Chain

GUIDE PRICE £399,000

The Lodge is an impressive Grade II listed property, offering substantial and flexible accommodation over three floors with beautiful gardens set in a village location. Constructed from stone and under a slate roof the accommodation is elegantly proportioned and has a number of most attractive features including double hung sash windows. There is an adjoining one bedroom annexe to the side with independent access, which offers the potential to create guest accommodation. The property would benefit from modernisation



The accommodation briefly comprises; entrance hall, drawing room, dining room, large sitting room with French windows opening out onto the garden, dining kitchen and cloakroom, four bedrooms, two bathrooms and separate WC. Three attic rooms on the second floor which have the potential to create further living accommodation. There are a number of useful outbuildings including workshop, wash room and double garage.

The grounds are a real feature of The Lodge and extend to nearly an acre of mature garden incorporating lawns, fruit trees, herbaceous borders, ornamental fish pond and productive kitchen garden.

A rare opportunity to create a characterful and spacious period family home. No onward chain.



ACCOMMODATION COMPRISES

FRONT DOOR

Painted timber front door with two glazed lights over.

ENTRANCE HALL

Electric night storage heater. Overhead cupboard housing electric fuses. Runs in an L shape.

DRAWING ROOM

4.86 m(15'11") x 4.86 m(15'11")

High sash windows to the front and side elevation. Two radiators. Door leading to Cloakroom.

DINING ROOM

4.91m(16'1") x 4.84m(15'11")

High sash window to the front elevation. Casement window to the side elevation. Wall mounted electric fire. Radiator. Door leading to the Annexe.

SITTING ROOM

5.60 m(18'4") x 4.90 m(16'1")

French windows opening out into the garden. Two wall light points. Two radiators. Tiled fireplace housing open fire with gas flame fire and with timber over mantel. Television point.



CLOAKROOM

1.70 m(5'7") x 1.90 m(6'3")

Window to the side elevation. Coat hooks. Generous under stairs cupboard.

DINING KITCHEN

6.30 m(20'8") x 3.70 m(12'2")

Range of base units with original fitted overhead cupboards. Cream three door oil fired AGA range. Single drainer, stainless steel sink unit with mixer tap. Electric cooker point. Floor standing Eurostar central heating boiler.



Original overhead meat hooks. Telephone point. Timber stable door to the garden. Arched window to the rear elevation overlooking the garden. Sash windows to the side elevation. Further window to the side elevation. Wall light point. Ample space for a dining table.



FIRST FLOOR

LANDING

Window to the side elevation on the half landing. Radiator. Fitted linen cupboard with slatted shelving. Further fitted storage cupboard. Stairs to the Second Floor.

BEDROOM ONE

4.50m(14'9") x 4.00m(13'1")

Double room. Sash windows to the front and side elevation. Two wall light points. Radiator. Wash hand basin. Two radiators. Fitted wardrobe with shelving.

DRESSING AREA

2.80 m(9'2") x 2.60 m(8'6")

Sash window to the south, side elevation. Range of fitted cupboards. Sealed fireplace.

BEDROOM TWO

4.90 m(16'1") x 2.80 m(9'2")

Wash hand basin. Sash window to the rear overlooking the garden.

BEDROOM THREE

4.90 m(16'1") x 3.00 m(9'10")

Sash window to the front elevation. Wash hand basin.

BEDROOM FOUR

4.50 m(14'9") x 4.00m (13'1")

Double room. Sash windows to the front and side elevations. Wash hand basin. Tiled fireplace. Inset arched alcove with fitted shelving.



BATHROOM ONE

2.80 m(9'2") x 2.70 m(8'10")

Matching suite comprises; bidet, pedestal wash hand basin and bath. Sash window to the rear elevation. Extractor fan. Overhead fitted cupboard.

BATHROOM TWO

2.10 m(6'11") x 3.60 m(11'10")

Matching suite comprises; low flush WC, pedestal wash hand basin and bath. Sash window to the side elevation with fitted cupboard below. Airing cupboard housing hot water cylinder with immersion heater and with slatted shelving. Heated towel rail. Wall mounted electric heater.

SEPARATE WC

1.90m(6'3") x 0.80m(2'7")

Low flush WC. Window to the rear elevation.

SECOND FLOOR

ATTIC ROOM ONE

2.80 m(9'2") x 2.70 m(8'10")

Dormer window to the rear elevation.

ATTIC ROOM TWO

6.90 m(22'8") x 2.70 m(8'10")

Dormer window to the front elevation. Header tank. Eaves storage cupboard.

ATTIC ROOM THREE

6.90 m(22'8") x 2.70 m(8'10")

Dormer window to the front elevation. Eaves storage cupboard.

ANNEXE

HALLWAY

5.60m(18'4") x 1.30m(4'3")

Timber door with inset glazed panes leading from the street. Door leading to the garden. Window to the rear elevation. Loft access hatch. Electric wall mounted Dimplex heater.

KITCHEN AREA

2.00m(6'7") x 1.10m(3'7")

Part tiled walls. Electric cooker point. Window to the front elevation.

SEPARATE WC

High flush WC. Wash hand basin. Two windows to the rear elevation. Dimplex electric heater.

MAIN ROOM

4.40m(14'5") x 4.20m(13'9")

Two windows to the front and rear elevations. Electric heater. Fully tiled shower cubicle with Redring shower over.

OUTSIDE

GARDEN

The grounds at The Lodge amount to almost an acre and is sectioned off into a number of separate garden areas, each with plenty of interest and usually with a particular focal point such as the fine mature magnolia tree or flowering cherry and with footpaths linking into each area.

There is a generous lawn, bordered by a high stone wall to the northern boundary and borders planted with numerous spring bulbs and flowering shrubs. Beyond lies a further lawned area, well sheltered by high stone walls to two sides, with a very handsome magnolia tree to one side and numerous apple trees to the other.



At the far end is a large kitchen garden, fenced and with beds housing a variety of plants including productive rhubarb patch and blackcurrant bush amongst others.



A further lawned area lies to the western boundary and then sweeps back around with a walkway bordered by mature shrubs leading to an ornamental fishpond and lovely mature cherry tree.



The garden is well-screened and very private and south facing; making it a particularly bright and sunny garden. A tiled terrace runs along the side the house and garage with ample space to sit out and enjoy the garden outlook. A number of most useful outbuildings stand to the eastern side. The Lodge is approached via a shared drive to the side of the property, off Station Road and through timber double gates onto a gravelled area with ample parking.



WASH HOUSE

3.70m(12'2") x 2.60m(8'6")

Matching stone and tile construction. Belfast sink with tap

over. Plumbing for automatic washing machine point. Range of fitted shelving. Gardeners high flush WC. Loft access for loft over.

WASH HOUSE LOFT SPACE

2.90m(9'6") x 2.60m(8'6")

Yorkshire sliding sash window over looking the garden to the south.

WORKSHOP

4.30m(14'1") x 3.50m(11'6")

Traditional stone and tile construction. Concrete floor. Velux window. Window. Electric light and power. Steps down to;

COAL STORE

4.80m(15'9") x 3.40m(11'2")

Traditional stone and tile construction. Window to the side. Door to the side.

DOUBLE GARAGE.

5.80m(19'0") x 4.80m(15'9")

Large double garage. Twin metal up and over doors to the street. Electric light and power. Personal door to the rear.

GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity. Oil-fired Central Heating.

Council Tax: Band E.

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.

Planning: Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, YO11 2HG. Tel: 01723 232323.

Legal: The neighbouring Doctors Surgery shares the drive. Maintenance is shared by both parties.

Viewing: Strictly by appointment with the Agent's Pickering office.

Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village has a shop, petrol filling station, primary school, recreation ground, parish church and pub and is also well placed for access to the A64 and the railway station at Malton.

The Lodge, High Street, Snainton, Scarborough

Approximate Gross Internal Area
 Main House = 3,527 sq ft / 327 sq m
 Garage = 287 sq ft / 27 sq m
 Outbuilding = 345 sq ft / 32 sq m
 Total = 4,159 sq ft / 386 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dg/8100272/MSS

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

C025 Printed by Ravensworth 01670 713330