



North Lodge,  
Full Sutton YO41 1HN  
£430,000



## ABOUT THE PROPERTY

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Dating back to the 1860s, we are delighted to offer this charming three bedroom detached property, steeped with character and history throughout.

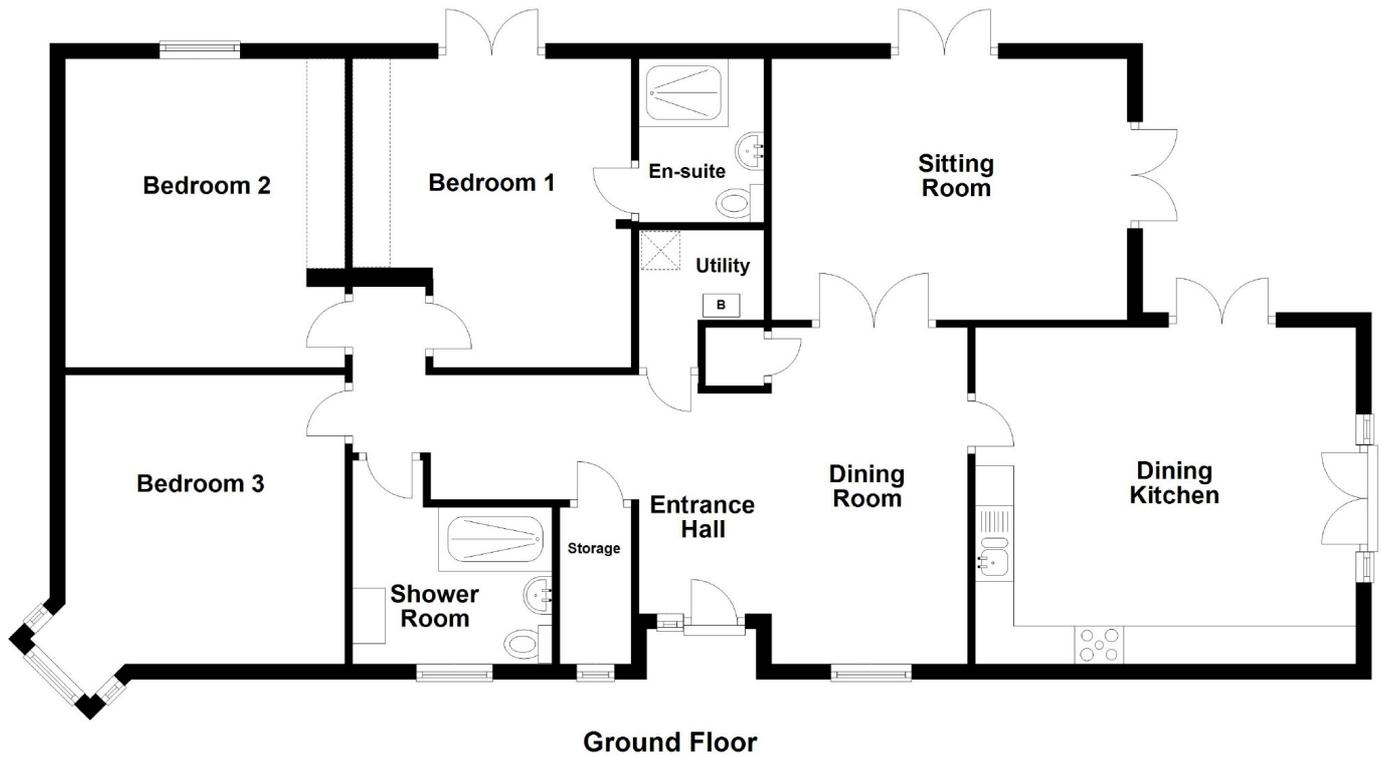
'North Lodge', originally one of two lodges and now the last to remain was built by renowned architect Thomas Pearson for staff to Full Sutton Hall, the feature window to the corner of the building being used as a tollbooth for carriages passing through the village. Over recent years the property has been largely extended creating a fabulous and modern residence which is sure to appeal to a wide range of discerning purchasers. The current vendors especially have enhanced and renovated the property substantially to include a new boiler and central heating system, installation of new flooring, under floor heating and rewiring. Additionally, planning permission has been submitted for the erection of a bespoke garden room/home office and carport.

The flexible accommodation comprises a welcoming entrance hall which has been opened up to the dining room, with glass doors to the sitting room giving fantastic open views to the rear as soon as you enter the property. The kitchen is well equipped with modern appliances and French doors to two aspects. There are also three generous sized double bedrooms, one with en suite wet room and a modern shower room servicing the rest of the property.

Externally the property offers further opportunity having a delightful and well stocked rear garden with a level patio seating area immediately beyond the property and a further gravelled seating area both enjoying fantastic countryside views. The side garden is particularly impressive in size together with an orchard, vegetable plot and wildlife area. There are also two stable blocks (currently used for storage), a tandem garage and ample off road parking.

We urge you to view this property to appreciate just all that it has to offer.





Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## ROOM MEASUREMENTS

ENTRANCE HALL		EN SUITE WET ROOM	1.95m x 1.78m
DINING ROOM	4.39m x 2.98m	BEDROOM TWO	3.92m x 3.58m
DINING KITCHEN	4.89m x 4.45m	BEDROOM THREE	3.95m x 3.54m
SITTING ROOM	4.76m x 3.28m	STABLE (LEFT BLOCK)	3.65m x 3.29m
UTILITY		STABLE (RIGHT BLOCK)	3.67m x 3.35m
STORE	2.46m x 1.00m	GARAGE	7.26m x 3.14m
SHOWER ROOM	2.77m x 2.38m		
BEDROOM ONE	3.95m max x 3.87m max		



#### **AGENTS NOTE**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

#### **VIEWING**

By appointment with the agent.

#### **OPENING HOURS**

9 am to 5:30 pm Monday to Friday &  
9 am - 3 pm Saturday.

#### **PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

#### **FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

#### **MORTGAGES**

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email [Faye@holmeffieldsolutions.co.uk](mailto:Faye@holmeffieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority





## LOCATION

Full Sutton is a village located two miles East of Stamford Bridge which offers a good range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 10 miles away which can be easily reached by the regular local bus service.

## TRAVEL



A166



A64



M62

## APPROX

Distance by (Car)



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

8 The Square, Stamford Bridge, York, YO41 1AF

01759 373709

[sb@clubleys.com](mailto:sb@clubleys.com)

[www.clubleys.com](http://www.clubleys.com)

