

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Tholthorpe, Tholthorpe, YO61 1SN

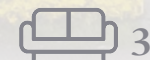
Offers Over £799,950



4



3



3



Tholthorpe, Tholthorpe, YO61 1SN

UNEXPECTEDLY RE - OFFERED

STYLE - Beautiful Family Home

HIGHLIGHTS - Step into a world where history meets modern luxury, versatile living space, superb family home, approx just under 3,00sq.ft with super size garden overlooking open fields. Scope to Convert the Roof Space.

THREE WORDS - Enchanting Country Retreat!

Discover The Lodge: An Enchanting Country Retreat

Step into a world where history meets modern luxury at The Lodge, a captivating residence that once served as the village post office. Built in 1840, this unique Victorian home has been meticulously transformed by its current owner into a fairy-tale retreat with a romantic twist. Influenced by literature, history, and classical music, every corner of this home tells a story.

Nestled in the heart of Tholthorpe, this family home, presents a truly rare and exciting opportunity to own a unique family home set on a generous plot with a super-sized garden and breath-taking open views. This stunning residence has been meticulously transformed by the current owners through extensive renovations and thoughtful extensions, resulting in a home that seamlessly blends the juxtaposition of modern luxury with timeless charm.

There is further scope to convert the roof space.

From the moment you arrive, the bespoke Oak Frame porch and rendered exterior offer lovely curb appeal, hinting at the exceptional quality within. Step inside to discover a versatile living space designed to cater to all family needs. The wow-factor open-plan living, dining, and kitchen area is a true highlight, featuring bifold doors that effortlessly merge indoor and outdoor living. Imagine hosting gatherings on the beautiful patio, which mirrors the Lapidia porcelain tiles found in the kitchen.

The kitchen itself is a chef's dream, equipped with a wine fridge, full-size fridge and freezer, Range Master with induction hob, and an array of Bosch appliances, including an integral oven with microwave and hot plate. The island, adorned with a reclaimed Victorian cover, adds a touch of history to this modern space.





The snug with its log burner with original stone surround provides a cosy space and the library has bespoke bookshelves and ornate fireplace, is a haven for book lovers. There is also an office area, providing a quiet retreat.

A useful utility room and a bespoke downstairs shower room with custom made shower screen and micro cement shower add to the home's practicality.

Upstairs, the original flooring leads to a stunning master bedroom with a vaulted 4.6m ceiling, parquet flooring, and a chandelier from the set of Game of Thrones. The luxurious ensuite is a sanctuary of elegance. There are three further double bedrooms are beautifully decorated. The main bathroom is a 'Bathroom of Dreams', featuring a custom-made rolltop bath from Indonesia with matching sink, exuding antique charm.



Outside, the lawned garden flows seamlessly into open fields, offering a serene escape. The porcelain terrace is the perfect space for alfresco dining, enjoying family gatherings with friends and family. The garden approximately 183 ft long and is ideal for keen horticulturalists and an adventure for little ones to play.



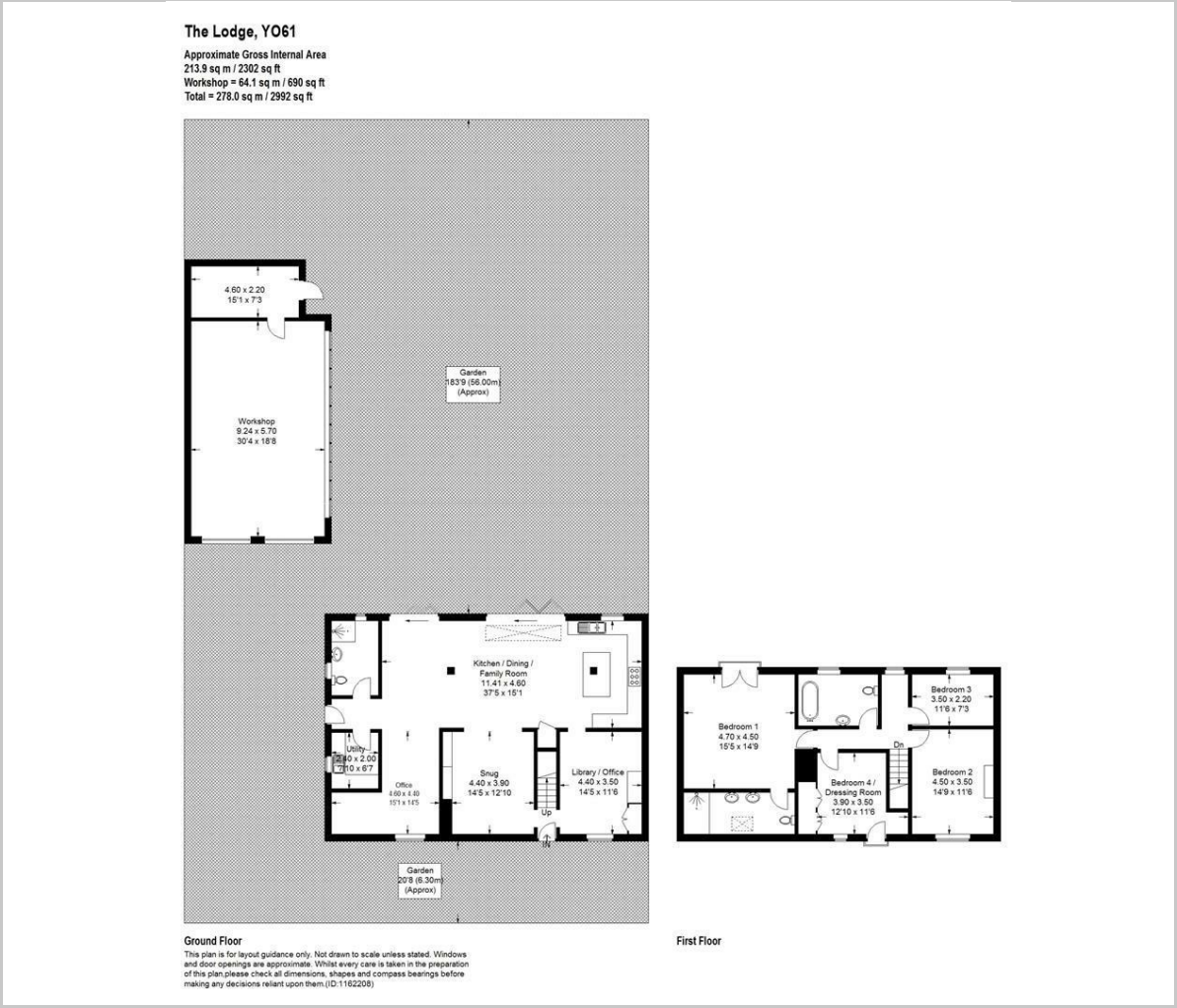
The Large Oak Frame Garage with two electric roller shutter doors is comfortably large enough to accommodate numerous vehicles and has been well insulated to walls floor and ceiling. The wiring is such that a multitude of activities can be catered for.

AGENTS NOTE

Re-plumbed, re-wired, new boiler, new oil, tank, double glazed throughout. Ground floor Underfloor heating.



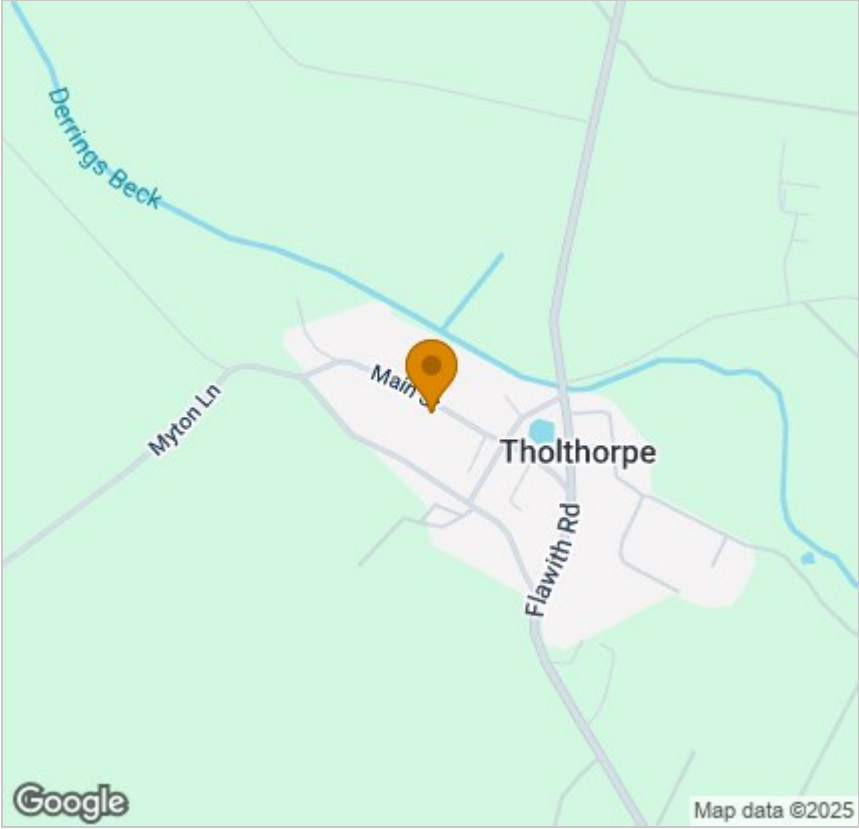
Floor Plan



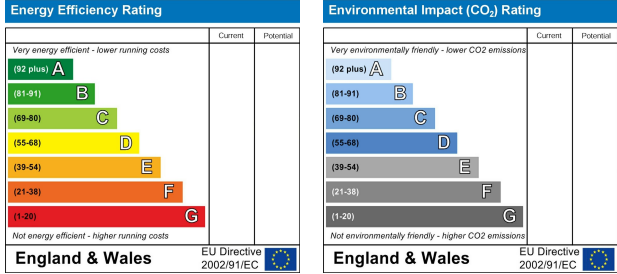
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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 in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk