



## Lane End House, Eppleby, Richmondshire

**Offers over £650,000 Freehold**

**5 bed detached**

• Superb 5-bedroom family home in a sought-after location • Gym with reinforced floor • Hot tub • Large open plan kitchen and dining room • 3 bathrooms • First floor master bedroom suite extension • Ground floor extension including a fantastic Sun room and Bar • Ground floor WC and large utility room • Integrated double garage with electric roller door, separate pedestrian entrance, and dog wash • Wrap around garden, including multiple seating areas, fire pit and allotment



## Property Summary

Nestled in the quiet and sought-after village of Eppleby, this superb 5 bedroom detached house is the epitome of a luxurious family home. Boasting an array of outstanding features, this property offers the perfect combination of style, functionality, and spaciousness.

The heart of this home lies in its large open plan kitchen and dining room, complete with a high specification kitchen and patio doors that flood the room with natural light. The wrap-around garden is an absolute delight, providing multiple seating areas for outdoor relaxation and entertainment. Envision hosting summer barbeques and gathering around the fire pit for cosy evenings under the stars.

A first-floor master bedroom suite extension completed in 2014 adds an extra touch of luxury, providing a spacious retreat. Additionally, a ground floor extension, completed in 2022, provides a fantastic sunroom and bar, where you can unwind and enjoy quality time with family and friends. Further exploring the house, you will discover 3 beautifully appointed bathrooms, including a family bathroom and 2 en suites, ensuring convenience and privacy for every member of the family. The convenience of a ground floor WC and large utility room cannot be overlooked, and to top it off, an integrated double garage with an electric roller door, separate pedestrian entrance, and even a dog wash, catering to all your practical needs. There's even a gym with a reinforced floor - perfect for those who love to work out from the comfort of their own home.

Don't miss the opportunity to own this exceptional property that seamlessly combines luxury, practicality, and tranquillity. With its stunning interior, inviting outdoor spaces, and highly desirable location, this house truly is a dream home.

Tenure: Freehold      Council Tax band: F



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**Sun Room (4.43m x 5.67m)**

Accessible from both the hallway and the living room, the sun room, which was created as part of the 2022 extension is a truly impressive space. Flooded with natural light from the lantern roof, floor to ceiling windows and folding patio doors. When the sun goes down the lantern roof is surrounded by down lights making this a perfect entertaining space long into the evening. There are 2 vertical cast iron style grey radiators which tie in well with the colour of the walls. Patio doors allow residents and guests to combine the outdoor and indoor living spaces seamlessly.



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**Bar (3.54m x 3.81m)**

Extending open plan from the sun room is your every own bar, complete with a fridge, wine fridge and sink. The window is uPVC as is found throughout the property and it benefits from made to measure wooden shutter blinds. There's a vast amount of shelving and under counter storage space and the walls above counter are fully tiled. The down lights, vertical radiator and decor all blend seamlessly from the sun room to bar.



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**Living Room (6.94m x 3.97m)**

With double doors at both ends of the room linking the kitchen/dining room and the sun room this property possesses great flow, perfect for both family life and entertaining. The fireplace is home to a long burner, which sits upon a marble hearth and below a solid oak mantel beam. Windows look out to the rear garden, with additional natural light coming in via glass panelled doors to the Sun Room. Interior doors leading out to the kitchen/dining room and hallway are solid oak, as found throughout.

**Hallway (6.97m x 2.12m)**

From a covered external entrance porch, the front door leads into a large hallway providing direct access to the kitchen/dining room, living room, WC, bar and sun room. Wooden flooring provides practicality and there's a useful alcove which is an ideal home for a side board or storage units. There's plenty of natural light via the window and frosted pane in the door, with down lights covering the full length of the ceiling. The staircase rises from the hallway to the first floor landing.



  
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### Kitchen/Dining Room (3.52m x 8.16m)

At the heart of this family home, you will find a large open plan kitchen and dining room. The kitchen features an original AGA which has been converted to burn oil, and also boasts underfloor heating, granite work surfaces, a double Belfast sink, integrated dishwasher, and a huge range of solid wooden storage units above and below counter. In addition to the AGA there is an electrical oven and hob, which is tastefully in keeping with the AGA itself and style of the kitchen. The room benefits from a fully moveable island, providing flexible layout options and again featuring a granite work surface. The flooring is tiled throughout the kitchen and dining room and downlights are present the full-length of the space. Additionally, there's work surface lighting and natural light is provided at both ends of the room from the kitchen window and patio doors which open out from the dining room to the rear garden. Further doorways lead to the living room, hallway and utility room.





  
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### **Ground Floor WC (2.13m x 0.82m)**

The ground floor WC provides convenience for both family life and guests and is accessed directly from the hallway. The flooring is tiled, and the hand wash basin sits above a practical storage unit. A frosted window provides natural light.

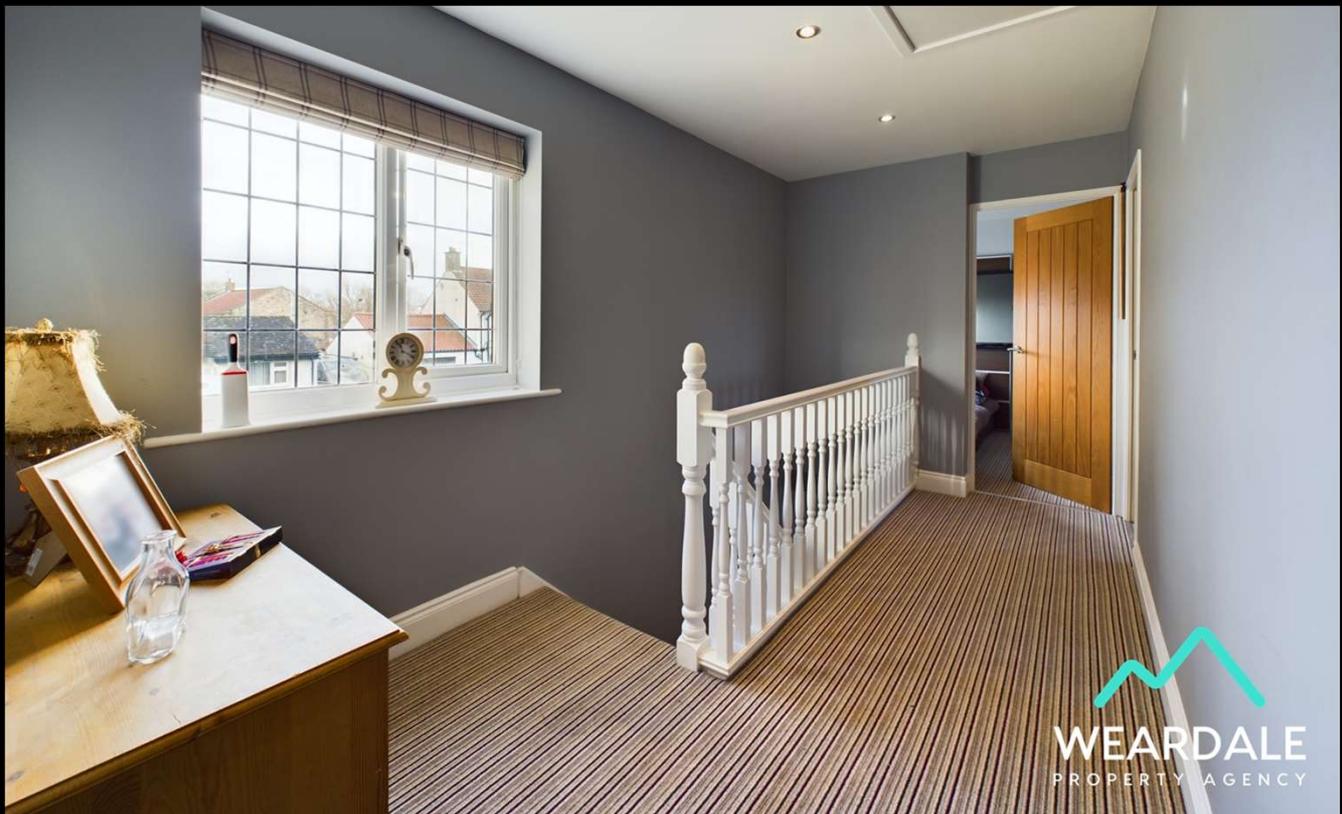
### **Utility Room (2.14m x 5.06m)**

Positioned between the integrated garage and the kitchen/dining room you'll find a generously sized utility room, with tiled flooring, sink, work surface and under counter storage. There's plenty of room for a range of appliances and there's also a further doorway out to the rear garden. This room represents a huge tick in the practicality box.



### **Landing (4.23m x 2.18m + 3.50m x 0.90m)**

At the top of the staircase, you arrive on a large landing area from which all 5 bedrooms and the main bathroom are accessed, you will find floor to ceiling integrated storage at one end. Natural light is provided by a large window and there's also downlights running the full 7.7m length of the space. From here access is also gained to the attic which runs the full length of the property and is currently half boarded for storage. The attic is accessible via an integrated fold down ladder and is home to the oil fuelled boiler that runs the home's central heating system.





  
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### Bedroom 1 (5.23m x 4.99m)

The impressively sized master bedroom is located within the first-floor extension built in 2014. The room benefits from floor to ceiling integrated storage wardrobes stretching 5m wide, yet this takes nothing away from the size of the room which still feels huge! There's further integrated storage opposite the bedroom's en suite, and the room is flooded with natural light from the window and 3 additional roof lights.

### En suite (2.42m x 2.02m)

The master bedroom's en suite comprises of a large walk-in shower cubicle with rainfall shower, WC and hand wash basin which sits above an integrated storage unit. There's an internal high-level window which allows the room to benefit from natural light provided by one of the rooflights in the adjoining bedroom. The space also benefits from a heated towel rail, downlights and a sun tunnel in the ceiling providing further natural light.



  
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**Bathroom** (3.34m x 2.28m)

The main bathroom suite comprises of a roll top bath, large walk-in shower cubicle, WC, and hand wash basin. The room benefits from underfloor heating, 2 heated towel rails and a large storage cupboard. The flooring is tiled and the mirror above the hand basin features integrated lighting and a 12V power socket for electric toothbrushes and shavers. Natural light is provided via a large frosted paned window with further light coming from downlights in the ceiling.

**Bedroom 2** (3.43m x 3.94m)  
**En suite** (2.41m x 1.98m)

Bedroom 2 is another generously sized room and benefits from integrated storage wardrobes and an en suite. The large window looks out over the rear garden. The en suite includes a panelled bath with rainfall shower and screen, WC and hand wash bowl sitting on top of an oak storage unit. The ceiling is pitched and benefits from roof light windows and downlights. The bath and shower surround is fully tiled, there's a large vertical towel rail and at the end of the bath there's a useful oak shelf.



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**Bedroom 3 (3.39m x 3.93m)**

Bedroom 3 is again well proportioned and looks out over the rear garden.

**Bedroom 4 (3.59m x 3.45m)**

The 4th bedroom is positioned on the corner of the property and therefore benefits from a window on 2 aspects, bringing additional light into the room. Again well sized, this is the 4th double room in the property.

**Bedroom 5 (2.82m x 2.72m)**

Bedroom 5 is the only single room in the property, and if not required as a bedroom would make an ideal home office. The window looks out over the front garden.



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## Gym

Not many properties benefit from a purpose-built gym, but that's exactly what you get with Lane End House. With reinforced flooring, tube ceiling lighting and floor to ceiling windows along 2 sides of this wooden garden building, it's the perfect place to work out. Patio doors lead out on to one of the property's numerous garden seating areas, this one also being home to the hot tub.

## Garden

The garden is just as impressive as the house itself. Wrapping around the property, you can catch the sun whenever it's shining. To the rear there's a large patio area which is home to the hot tub and adjacent to the gym. When the sun gets too hot there's a tree shaded gravel and paved seating area which is also currently home to a hammock. The rear garden benefits from a large lawned area and is extremely private being screened by fencing, trees and high hedges.





### Garden (continued)

To the side of the house is a further (and larger still) patio area, which is home to a stone-built fire pit, surrounding seating area and a pond with a waterfall, which is full of fish, newts and frogs. This part of the garden is South facing and can be directly accessed from the sun room and bar, and there's even your very own allotment with raised beds and greenhouse. Moving around to the front of the property is a further lawned garden with paved walkways across the front of the house and leading out to the front garden gate.





  
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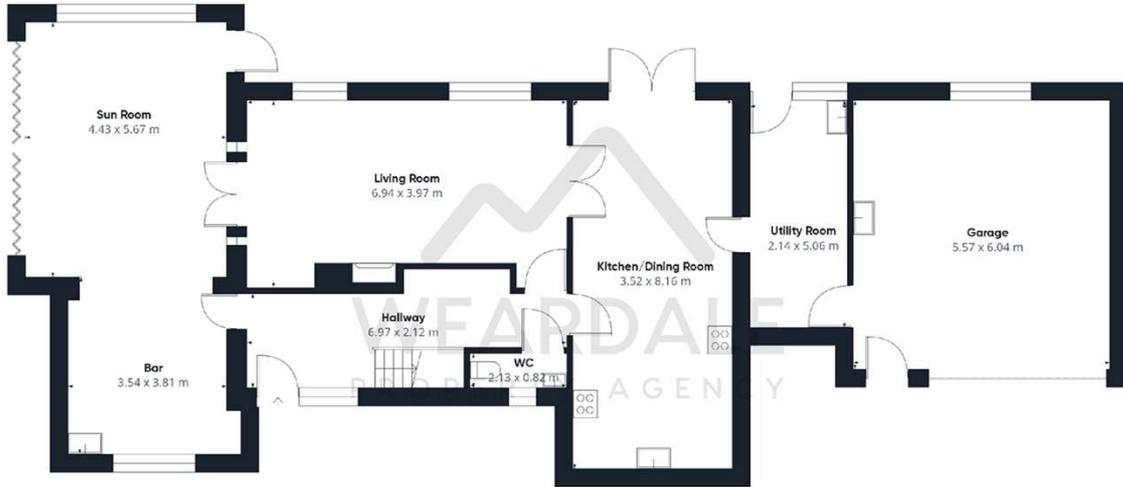
  
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### Garage and Parking

The integrated double garage provides secure parking and features an electric roller door and additional pedestrian entrance. With 2 EV charge points, a dog wash and ample power and lighting, this garage has everything you could need. In front of the garage and directly accessible from the road there's a block paved driveway providing sufficient parking for a minimum of 3 vehicles and access to the EV charge points and log store.





Approximate total area<sup>®</sup>  
157.89 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0



Approximate total area<sup>®</sup>  
113.54 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 1

Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



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