



ROWAN LODGE, THORNTON, YORK YO42

£685,000

NORTH  
RESIDENTIAL

# An outstanding family home, offering a rare opportunity to live within an un-spoilt village with impressive reception space and a stunning private garden.

This is a beautiful and welcoming home which is presented in excellent condition and has been meticulously cared for. The property has fantastic accommodation of about 3061sqft in total and is perfectly enhanced for modern family living, being situated within a charming and peaceful village, highly convenient within the Vale of York. This is an accessible location, with easy access to the amenities of York and the market town of Pocklington.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home has had multiple improvements to enhance this property. Benefitting from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of beautiful country walks. The house benefits from beautiful reception space and five generous bedrooms.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding	<b>Council Tax Band</b> Band F	<b>EPC Rating</b> Band D
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# Property Description.

The generous and naturally bright entrance hall offers a welcoming feel to the house. The adjacent sitting room has an attractive triple aspect with views onto the private landscaped garden, this impressive room has an inviting feel, there is a lovely bay window, double glass doors lead onto the patio and garden, and it offers plenty of space for entertaining. The open fireplace provides a stunning focal point and enhances the welcoming atmosphere.

The entrance hall leads separately into the snug which provides wonderful flexibility of space and strengthens the family and entertaining capacity of Rowan Lodge. The breakfasting kitchen is positioned to the rear of the house, and this enjoys a dual aspect with wonderful views onto the rear garden. It is fitted with an impressive range of oak wall and base units, an electric Rangemaster, and an integrated dishwasher. Reflecting the whole house, the kitchen has been meticulously cared for and is in excellent condition.

The dining room is perfectly located adjacent to the kitchen and offers space for formal and family dining and entertaining. This flows into the beautiful garden room where views onto the private garden can be enjoyed from three sides. With a feature exposed brick wall, generous ceiling height and doors which lead directly into the garden, this is an especially appealing room making it perfect for year-round use. The sitting room and the garden room have been designed to allow full benefit of the views onto the beautifully private garden. Both rooms have been planned to capture lovely natural light and offer wonderful flexibility for family life.

The utility is off the kitchen which provides superb storage capacity with a further range of wall and base units which complement the kitchen, worksurface, sink and plumbing for a washing machine. A door leads into a rear porch giving access to the rear garden and is a useful space for coats and shoes. The double garage can be accessed from the utility. With two double electric roller doors, the garage can house two vehicles and it leaves ample space for further storage. The remaining ground floor accommodation includes a WC.





## Property Description.

The generously sized, galleried landing has a window where the sun from the south is captured perfectly. The principal bedroom offers tremendous space, there are a range of integrated wardrobes and linen cupboards with good depth as you walk through the bedroom entrance hall and further integrated wardrobes have been installed along the full length of one wall. The en-suite shower room has high-quality fittings with a walk-in shower. The main bedroom suite has beautiful dual aspect views.

Bedroom two is also an especially generous room which benefits from an en-suite shower room with modern white fittings. Bedrooms three, four and five are all spacious double bedrooms, with integrated wardrobes and storage within bedrooms three and five.

The family bathroom has a bath and a separate shower, with fully tiled walls. There is a heated towel rail, modern white fittings, and generous space with storage below the wash hand basin.

The house accommodation provides attractive proportions, there is the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout, the quality of finish and attention to detail here is not seen in many houses and there is family friendly and sociable space throughout.













## Outside.

There is a lawned garden to the front, with ample off-street parking for multiple vehicles on the gravelled drive. There is a paved area by the front door, mature borders with shrubs and hedge give structure to the front and there is access to the rear garden from both sides of the house.

The rear garden is a tranquil haven with impressive space, which has been cared for and maintained to the highest standard. The garden is fully enclosed. The patio by the garden room and sitting room is perfect for entertaining being adjacent to the double doors from each room. The patio looks over the beautiful expanse of lawn and a mature border runs along the rear fence which adds rich colour and texture. A summer house is in the corner where views back over the garden and towards the house can be fully enjoyed.



# Thornton.

Thornton is a small and pretty village with St. Michael's church at the centre, it is positioned nicely between the villages of Melbourne and Allerthorpe. Melbourne is an attractive village which has a popular primary school, well-liked pub The Melbourne Arms, play park with playing fields, tennis court, cricket and football field, bowling club, village hall and post office. There are beautiful walks along Pocklington Canal which runs parallel to Main Street. The Pocklington Canal Amenity Society runs boat trips along part of the Canal from Melbourne. Walks along the Canal eastwards lead back towards Pocklington and Canal Head.

Allerthorpe is a highly regarded and pretty village, located just outside the popular market town of Pocklington. The village has a strong and active community, with St. Botolph's Church dating back to the 12th Century, being pivotal in arranging many of the annual activities taking place. This includes weekly plant sales, cake stalls, Christmas and Easter events and village socials. The Plough Inn and village hall are also focal points for village life. Allerthorpe Common is a nature reserve and site of special scientific interest. It is a popular wood and common for walking, wildlife, and conservation.

Allerthorpe Golf and Country Park, a 9-hole golf course, driving range, with bar and restaurant. A few minutes away from here is the Allerthorpe Lakeland Park, set in 53 acres this is a watersport and lakeland park, with lakeside and woodland walks, café, and children's play area.

## Services.

Mains services are installed. Oil fired central heating.

## Directions.

Postcode – YO42 4RZ

For a precise location, please use the What3words App///fended.revamped.statement



## Location.

Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.

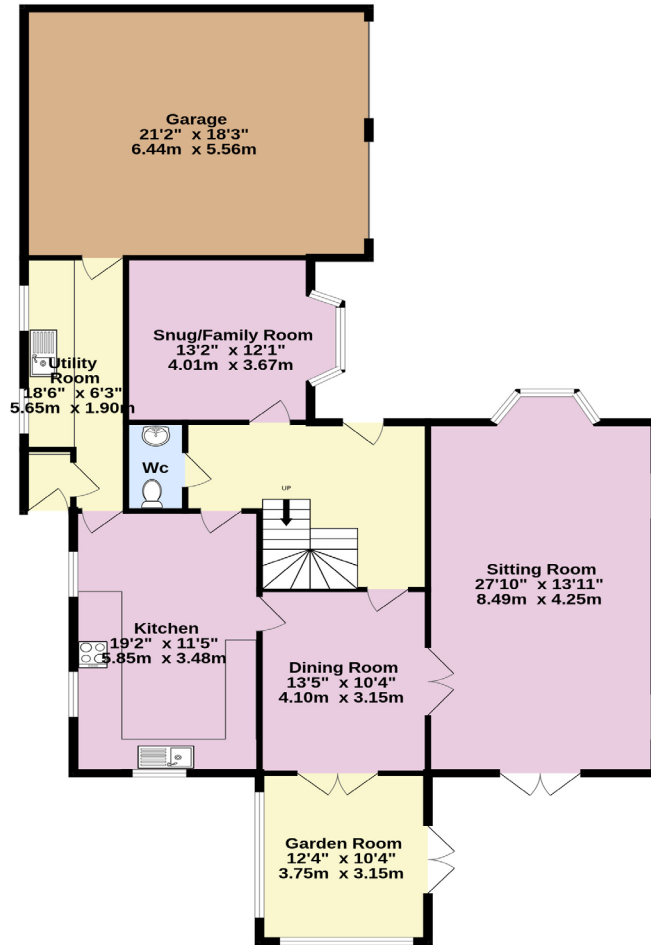
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about seventeen miles south-east, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

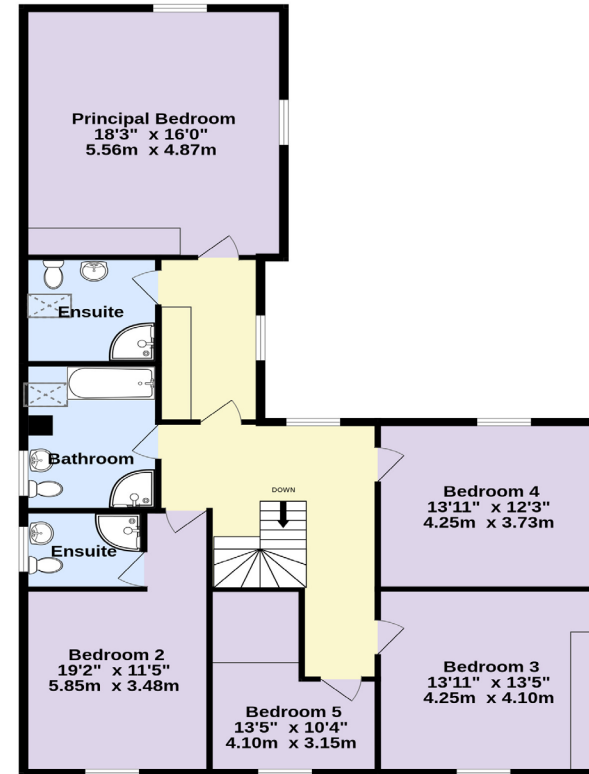
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



GROUND FLOOR  
1680 sq.ft. (156.1 sq.m.) approx.



1ST FLOOR  
1380 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA : 3061 sq.ft. (284.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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