

GRAYS LODGE GANTON ROAD, FOXHOLES



A substantially extended & thoroughly refurbished contemporary family home, offering spacious accommodation of approximately 2,000sq.ft with stunning, open-plan living space, four bedrooms & three bathrooms.

Entrance hall, guest cloakroom, sitting room, kitchen/dining space, garden room, utility room, first floor landing, master bedroom, dressing room, two further bedrooms & two shower rooms, second floor landing, fourth bedroom, shower room & dressing room/store.

LPG central heating, uPvc double-glazing, PV solar panels & battery storage.

Enclosed gardens, ample parking & former double garage has been converted to provide a home office & store.

GUIDE PRICE £450,000

Built a little over 10 years ago, Grays Lodge has since been completely overhauled and a substantial two storey extension added at the rear, creating a thoroughly impressive family home with a stylish contemporary finish and a number of high-tech features.

Photovoltaic solar panels have been incorporated within the upgrades, which are linked up to battery storage, which when added to high levels of insulation, uPvc double-glazing, an LPG central heating system and wood burning stove make for an extremely warm and energy efficient property.

The accommodation is arranged over three floors and amount to approximately 2,000sq.ft. It includes an entrance hall, guest cloakroom, an expansive open-plan living space, which is zoned to create a sitting room with wood burner, kitchen/dining space and garden room having bi-fold doors to the rear; a separate utility room is tucked away in one corner. Also at the rear is a covered patio/hot tub space, which has been created with the idea of incorporating it into the living space at some stage. Over the upper two floors there are a total of four bedrooms; the master bedroom is huge, having two sets of French doors onto juliet balconies, but could be subdivided very easily if a fifth bedroom is required. Two of the bedrooms share an en-suite shower room, another has its own and there is a third shower room on the top floor.

Externally there are gardens to both the front and rear of the house, and ample space to park on the driveway. The double garage has been converted to provide a superb home office/games room, with a separate storage space to the front.

Foxholes is a delightful village set within the beautiful countryside of the Yorkshire Wolds and yet with easy access to excellent amenities in the nearby towns of Scarborough (13 miles), Driffield (10 miles) and Malton (18 miles). Grays Lodge is quietly positioned within the village, along Ganton Road and close to the former village church.



ACCOMMODATION

ENTRANCE HALL

Composite front door. Staircase to the first floor. Understairs cupboard. Radiator.



GUEST CLOAKROOM

Low flush WC and wash basin. Casement window to the front.

SITTING ROOM

4.9m x 3.3m (16'1" x 10'10")

Cast iron wood burning stove with feature tiling behind. Bay window to the front. Radiator. Open-plan onto the Kitchen/Dining Space.





KITCHEN / DINING SPACE

7.7m x 3.9m (max) (25'3" x 12'10")

With comprehensive range of kitchen cabinets with granite work surfaces, sink unit, twin fan-assisted ovens, five ring gas hob, extractor hood, fridge freezer and dishwasher.



UTILITY ROOM

2.8m x 2.3m (9'2" x 7'7")

Range of kitchen cabinets with granite work surfaces. Automatic washing machine point and space for a tumble dryer. Door to the side.

GARDEN ROOM

3.9m x 3.7m (12'10" x 12'2")

Bi-fold doors opening onto the rear garden and a set of French doors opening onto the covered patio/hot tub area.



FIRST FLOOR

LANDING

Casement window to the front. Staircase to the first floor.

MASTER BEDROOM

7.8m x 3.7m (25'7" x 12'2")

An especially large room, which could very easily be subdivided to create two bedrooms, if required. Two sets of French doors opening onto Juliet balconies.





EN-SUITE DRESSING ROOM
3.0m x 2.3m (9'10" x 7'7")

JACK & JILL EN-SUITE SHOWER ROOM
3.4m x 2.6m (11'2" x 8'6")

Matching white suite comprising an extra-large shower enclosure with twin shower heads, twin wash basins in vanity unit and low flush WC. Fully tiled walls. Casement window to the side.



BEDROOM TWO

4.2m x 3.4m (13'9" x 11'2")

Casement window to the front. Door connecting with the Jack & Jill en-suite.



BEDROOM THREE

3.2m x 2.3m (10'6" x 7'7")

Casement window to the front.

EN-SUITE SHOWER ROOM

2.3m x 1.3m (7'7" x 4'3")

Matching white suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan.

SECOND FLOOR

LANDING

Access to eaves storage.

BEDROOM FOUR

5.6m x 3.7m (18'4" x 12'2")

Vaulted ceiling. Two casement windows to the rear. Access to eaves storage.



DRESSING ROOM / STORE

3.2m x 1.7m (10'6" x 5'7")

Gas fired central heating boiler. Pressurised hot water cylinder. Battery storage.

SHOWER ROOM

2.4m x 1.7m (7'10" x 5'7")

Matching white suite comprising walk-in shower cubicle, wash basin and low flush WC. Velux roof light to the rear.



OUTSIDE

The house is set back from Ganton Road, behind a lawned front garden, flanked with shrub borders and a gravelled parking area. A driveway continues alongside the house, providing additional space to park. Most of the garden is located to the rear, made up of lawn, a sizeable stone-flagged terrace, a further area of artificial lawn and a covered patio, which has been designed to accommodate a hot tub. The double garage has been converted to provide a superb home office/games room, and the front portion has been retained as useful storage space.



GENERAL INFORMATION

Services:	Mains water, electricity and drainage. LPG central heating.
Council Tax:	Band: E (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO25 3QL.
EPC Rating:	Current: C76. Potential: C79.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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