

THE LODGE THE BALK, SLINGSBY



A newly renovated and extended detached bungalow offering bright and spacious accommodation, set in a large plot of approximately one quarter of an acre, with ample parking in a sought-after village location.

Entrance lobby, open-plan dining kitchen, sitting room, boot room, inner hall, master bedroom with en-suite bathroom, two further bedrooms, shower room & separate WC.

Upvc double-glazing. Oil-fired central heating.

Extensive gardens & immaculately maintained gardens. Ample parking.

Viewing is strongly recommended.

GUIDE PRICE £560,000

The Lodge enjoys a pleasant position within a generous quarter of an acre plot in the sought-after village of Slingsby, and dates from the 1950s. Over the last two years, the property has been substantially extended and comprehensively renovated to create an appealing home which is flooded with natural light.

The accommodation is arranged over a single floor, the centre piece of which is a stunning, triple aspect, open-plan dining kitchen with lantern roof light. The accommodation also includes a spacious sitting room with log burner and bay window, a useful boot room, inner hall, master bedroom with en-suite bathroom, two further bedrooms, a shower room and separate WC.

Recent improvements include electrical re-wiring, re-plumbing works, replacement windows and doors, a new roof, landscaping and all the usual cosmetic upgrades. It is also worth noting that there is planning consent in place to add a conservatory to the back of the kitchen extension.

The bungalow occupies a slightly elevated position and its plot of 0.25 acres allows for an abundance of parking and generous lawned gardens with stone flagged terrace, raised beds and mature shrubs, along with a new garden shed and summerhouse.

The village of Slingsby lies on the edge of the Howardian Hills Area of Outstanding Natural Beauty, just north of the B1257 between Malton and Hovingham. The village benefits from an excellent pub, primary school, and Church. The nearby market town of Malton is some 6 miles east and has an array of shops, bars and leisure facilities, monthly food market, secondary school and railway station with regular services to the mainline station at York.

ACCOMMODATION

ENTRANCE LOBBY

1.6m x 1.1m (5'3" x 3'7")

Tiled floor. Coat hooks.

OPEN-PLAN DINING KITCHEN

6.3m x 4.7m (max) (20'8" x 15'5")

A light and bright room overhung by a lantern roof light. Range of kitchen cabinets with solid oak worktops, incorporating a ceramic sink unit. Island unit with quartz worktop and breakfast bar. Electric cooker point. Dishwasher point. Tiled floor. Recessed spotlights. Three full-length feature windows to the front and a casement window to the side. French doors opening onto the rear garden. Two radiators.



SITTING ROOM

4.9m x 4.5m (into bay) (16'1" x 14'9")

Esse wood burning stove with overmantel, set on a stone hearth within a brick recess. Stripped floorboards. Bay window to the front. Television point. Radiator.



BOOT ROOM

3.3m x 3.3m (10'10" x 10'10")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Grant oil-fired central heating boiler. Recessed spotlights. Two fitted cupboards, one housing the pressurised hot water cylinder. Coat hooks. Full length casement window and door to the rear. Radiator.



INNER HALL

Loft hatch. Two fitted storage cupboards.

BEDROOM ONE

3.7m x 3.5m (12'2" x 11'6")

Fitted wardrobe. Coving. Casement window to the rear. Radiator.



EN-SUITE BATHROOM

2.5m x 1.8m (8'2" x 5'11")

Matching white suite comprising bath, wash basin in vanity unit and low flush WC. Fully tiled walls and floor. Recessed spotlights. Extractor fan. Casement window to the rear. Heated towel rail.



BEDROOM TWO

4.4m x 3.4m (14'5" x 11'2")

Fitted wardrobe. Coving. Casement window to the front. Radiator.



BEDROOM THREE

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

Casement window to the front. Radiator.



SHOWER ROOM

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

Double shower cubicle and wash basin in vanity unit. Extractor fan. Fully tiled walls and floor. Casement window to the rear. Heated towel rail.

SEPARATE WC

1.8m x 0.8m (5'11" x 2'7")

Low flush WC and wash basin. Tiled floor and half tiled walls. Casement window to the rear.



OUTSIDE

The Lodge occupies a slightly elevated site of approximately 0.25 acres. A lengthy driveway extends along one side of the plot, leading to a gravelled parking area. In addition, there are large gardens to both the front and rear, the majority of which is laid to lawn, along with a stone flagged terrace, raised vegetable beds and a range of specimen trees and shrubs. The newly erected timber garden shed and summer house are included on the sale. In our opinion there is still excellent scope to further extend the property, if required (subject to securing any necessary consents).





GENERAL INFORMATION

Services: Mains water and electricity.
Drainage is to a shared septic tank.
Oil-fired central heating.

Council Tax: Band: D (North Yorkshire Council).

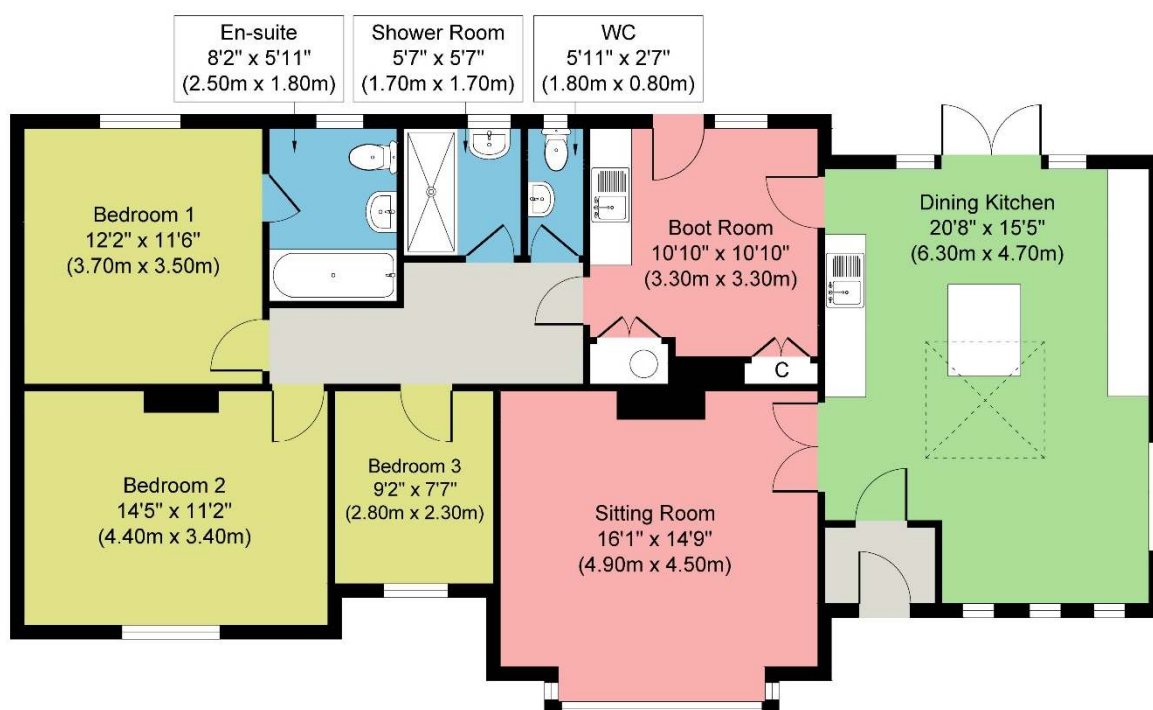
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 4AQ.

EPC Rating: Current: D56. Potential: C77.

Viewing: Strictly by prior appointment through the Agent's office in Malton.





Ground Floor
Approximate Floor Area
1246 sq. ft
(115.80 sq. m)

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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