



**HUNTERS LODGE
FOLKTON, NEAR SCARBOROUGH**

Cundalls



HUNTERS LODGE FOLKTON SCARBOROUGH

Filey 5 miles, Scarborough 6 miles, Drifffield 16 miles, Malton 18 miles, Pickering 19 miles, York 36 miles
Distances Approximate

**A SUBSTANTIAL, MODERN VILLAGE HOUSE OFFERING GENEROUSLY PROPORTIONED
FOUR-BEDROOM ACCOMMODATION OF AROUND 3,000SQ.FT,
WITHIN A SUPERB TWO ACRE SITE INCLUDING RAILED PADDOCKS & STABLING.**

STAIRCASE HALL – GUEST CLOAKROOM – SITTING ROOM – DINING ROOM – GARDEN ROOM – DINING KITCHEN – UTILITY ROOM
GALLERIED LANDING – MASTER BEDROOM – DRESSING ROOM – EN-SUITE BATHROOM
GUEST BEDROOM – EN-SUITE BATHROOM – TWO FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM

OIL-FIRED CENTRAL HEATING – DOUBLE GLAZING

EXTENSIVE GRAVELLED PARKING – ATTRACTIVE GARDENS – RAILED GRASS PADDOCKS
RANGE OF EQUESTRIAN OUTBUILDINGS INCLUDING TWO LOOSE BOXES

**GUIDE PRICE £725,000
FREEHOLD**

Hunters Lodge is a substantial, four-bedroom village house, constructed to an excellent standard around 15 years ago and occupying an enviable, two-acre site within the centre of the village. The house itself sits on the site of a former farmhouse and provides generously proportioned accommodation of around 3,000sq.ft, arranged over two floors. The property is packed with insulation and benefits from double-glazing and oil-fired central heating, which is underfloor throughout the ground floor. The accommodation briefly comprises sitting room, dining room, garden room, inner hall, guest cloakroom, dining kitchen and utility room. Upstairs is a spacious galleried landing, a master bedroom suite with bathroom, dressing area and Juliet balcony, guest bedroom with en-suite bathroom, two further bedrooms and a house bathroom.

Externally there are gardens on three sides of the house and an abundance of gravelled parking. Further south, beyond the garden, the site opens up into a series of productive grass paddocks with stables, tack room and stores at the far end, all with electric connected, making the property an ideal family home with good equestrian facilities.

Folkton is a small, rural village positioned on the edge of the Vale of Pickering, yet within easy reach of the nearby coastal towns of Filey (5 miles) and Scarborough (6 miles), with their many amenities. Despite its rural situation at the foot of the Yorkshire Wolds, there is easy access to the A64 (approx. 2 miles), providing an excellent link to Malton and York. Hunters Lodge fronts onto the main village street.

ACCOMMODATION

DINING KITCHEN

7.2m x 4.9m (23'7" x 16'1")

Range of kitchen cabinets incorporating a ceramic sink unit and a multi-fuel range cooker within a brick surround with extractor hood. Island unit with breakfast bar. Integrated fridge, dishwasher and wine cooler. Television point. Tiled floor with underfloor heating. Two casement windows and a set of French doors to the rear. Bi-fold doors opening onto the garden.

UTILITY ROOM

3.2m x 3.1m (10'6" x 10'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Worcester oil fired central heating boiler. Tiled floor. Casement window and stable door to the side.

STAIRCASE HALL

4.8m x 3.9m (min) (15'9" x 12'10")

Staircase to the first floor. Three wall light points. Cupboard housing the underfloor heating manifold.



GUEST CLOAKROOM

2.1m x 1.5m (6'11" x 4'11")

White low flush WC and wash basin. Extractor fan. Casement window to the side.

SITTING ROOM

6.7m x 6.6m (max) (22'0" x 21'8")

Open fire within a brick surround with oak mantelpiece and a stone hearth. Television point. Two casement windows to the front and two to the side. French doors opening through to the Garden Room.

DINING ROOM

6.6m x 5.0m (21'8" x 16'5")

Two casement windows to the front.

GARDEN ROOM

4.4m x 2.1m (14'5" x 6'11")

Two wall light points. Casement windows to the side and rear. French doors opening onto the rear garden.

FIRST FLOOR

GALLERIED LANDING

Walk-in airing cupboard housing the pressurised hot water cylinder. Casement windows to the side and rear. Two radiators.

MASTER BEDROOM

5.4m x 5.0m (17'9" x 16'5")

Casement window to the side and sliding doors opening to a Juliet balcony. Radiator.

DRESSING ROOM

5.0m x 1.7m (16'5" x 5'7")

Fitted shelving and hanging rails. Radiator.

EN-SUITE BATHROOM

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

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Casement window to the side. Heated towel rail.

BEDROOM TWO

4.5m x 4.2m (max) (14'9" x 13'9")

Casement windows to the side and rear. Radiator.

EN-SUITE BATHROOM

3.2m x 2.0m (10'6" x 6'7")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Casement window to the front. Heated towel rail.

BEDROOM THREE

5.0m x 3.6m (16'5" x 11'10")

Casement window to the front. Radiator.

BEDROOM FOUR

5.0m x 2.9m (16'5" x 9'6")

Loft hatch. Casement window to the front. Radiator.

HOUSE BATHROOM

3.7m x 3.2m (12'2" x 10'6")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Casement window to the front. Heated towel rail.

OUTSIDE

Hunters Lodge is approached via a gated, gravelled driveway, providing ample room to park. Much of the garden is laid to lawn and studded with a variety of mature shrubs, specimen trees and a flagged patio area. Beyond the garden are a series of railed grass paddocks, which provide good quality grazing and benefit from a useful range of timber outbuildings including two loose boxes, a feed store and tack room, as outlined below:

LOOSE BOX ONE 3.5m x 3.4m (11'6" x 11'2")

LOOSE BOX TWO 3.5m x 3.4m (11'6" x 11'2")

HAY STORE 4.5m x 4.3m (14'9" x 14'1")

TACK ROOM 3.6m x 3.6m (11'10" x 11'10")

STORE 4.1m x 2.8m (13'5" x 9'2")

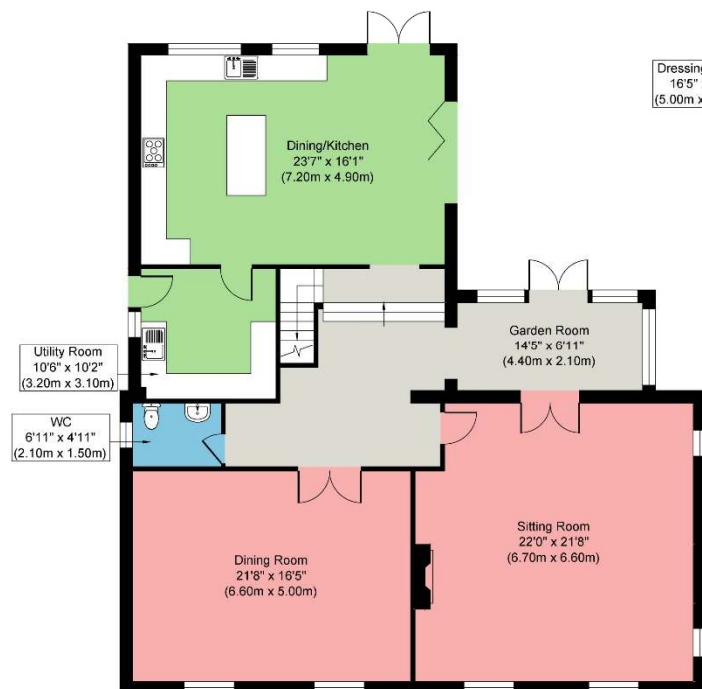
FEED ROOM 3.6m x 3.6m (max) (11'10" x 11'10")

TRACTOR SHED 4.3m x 3.6m (14'1" x 11'10")

GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: G (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO11 3UH.
EPC Rating:	Current: C76. Potential: C80.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

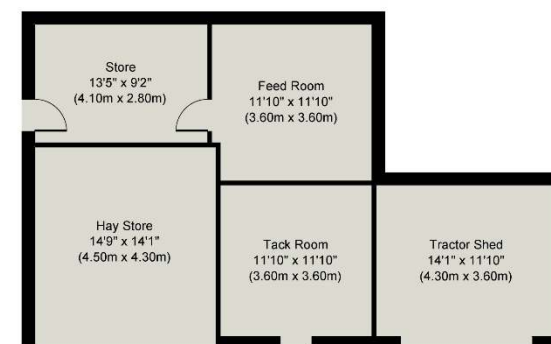
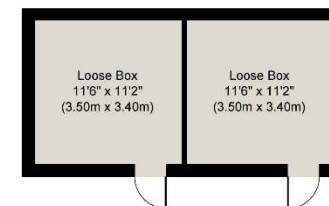
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.



Ground Floor
Approximate Floor Area
1706 sq. ft
(158.46 sq. m)



First Floor
Approximate Floor Area
1584 sq. ft
(147.19 sq. m)



Outbuildings
Approximate Floor Area
1068 sq. ft
(99.18 sq. m)

