



**BIRCH HOUSE**  
**WEST LUTTON, MALTON**

**Cundalls**







# **BIRCH HOUSE WEST LUTTON MALTON, NORTH YORKSHIRE**

Malton 11 miles, Driffeld 11 miles, Scarborough 19 miles, Beverley 23 miles, York 28 miles  
Distances Approximate

**A SUPERB, MODERN FAMILY HOUSE OFFERING VERY SUBSTANTIAL ACCOMMODATION OF OVER 2,600FT<sup>2</sup>  
OCCUPYING AN ENVIABLE HALF ACRE PLOT TOGETHER WITH SELF-CONTAINED GUEST ANNEXE,  
HOME OFFICE, GAMES ROOM & DOUBLE GARAGE**

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ENTRANCE HALL – GUEST CLOAKROOM – LIVING ROOM – DINING ROOM – SNUG – OPEN-PLAN KITCHEN & FAMILY ROOM – UTILITY ROOM  
GALLERIED LANDING – MASTER BEDROOM – EN-SUITE BATHROOM – GUEST BEDROOM – EN-SUITE SHOWER ROOM  
THREE FURTHER DOUBLE BEDROOMS – HOUSE SHOWER ROOM

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DOUBLE GLAZING – OIL FIRED CENTRAL HEATING

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SELF-CONTAINED ANNEXE COMPRISING: BEDROOM – EN-SUITE BATHROOM – SAUNA – HOME OFFICE  
31FT GAMES ROOM – ATTRACTIVELY LANDSCAPED GARDENS – OPEN VIEWS  
GATED DRIVEWAY – DOUBLE GARAGE – WORKSHOP – GARDEN STORE

**GUIDE PRICE £675,000**

Built in 2005, Birch House is a fine example of a modern family house, offering spacious and immaculately appointed accommodation of over 2,600ft<sup>2</sup> in addition to a games room and self-contained guest annexe with home office in an adjacent building, totalling almost 1,200ft<sup>2</sup>. The property enjoys superb, south-facing views across open countryside as well as a pleasant outlook toward the village church.

Every room in the house is really well proportioned and comprises of a spacious entrance hall with return staircase overlooked by a galleried landing, guest cloakroom, living room, dining room, snug, open-plan kitchen/family room and utility room. Upstairs there are a total of five double bedrooms and a house shower room. Both the master bedroom and the principal guest bedroom have en-suite facilities.

Birch House occupies a generous half acre plot, which has been beautifully landscaped over the last few years to create a very private garden which borders open fields, across which there are terrific views. These include formal lawned gardens, shrub borders, flagged terraces and veg patch. A gated block paved driveway leads to a large double garage, adjoining which is an impressive 31ft games room. The upper floor has been used to create a separate home office and guest suite with bathroom and sauna. Subject to securing the necessary consents there is clear scope to adapt this space to create a self-contained holiday cottage or granny annexe.

West Lutton is one of the villages along the Great Wold Valley that runs between the village of Duggleby and Foxholes. The village has a charming, rural character and a stream running through provides an attractive feature. The market town of Malton is located approximately 11 miles west and provides an excellent range of amenities, including railway station with regular services to the mainline station of York. West Lutton benefits from a primary school, and the village of Weaverthorpe benefits from two pubs and a shop.

## **ACCOMMODATION**

### **ENTRANCE HALL**

4.6m x 3.7m (15'1" x 12'2")

Return staircase to the first floor. Coving. Wall light point. Thermostat. Radiator.

### **LOBBY**

1.7m x 1.1m (5'7" x 3'7")

Coving. Radiator. Door to:

### **GUEST CLOAKROOM**

2.2m x 1.9m (max) (7'3" x 6'3")

White low flush WC and wash basin. Coving. Recessed spotlights. Extractor fan. Sash window. Radiator.

### **DINING ROOM**

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

Coving. Recessed spotlights. Television point. Sash window. Radiator. Double doors opening onto the Living Room.

### **LIVING ROOM**

6.8m x 4.9m (into bay) (22'4" x 16'1")

Contemporary Gazco inset gas fire with granite hearth. Coving. Two wall light points. Television point. Sash window and bay window with glazed doors opening onto the garden. Two radiators.

### **SNUG**

3.7m x 3.0m (12'2" x 9'10")

Coving. Three wall light points. Television point. Sash window. Radiator.

### **OPEN-PLAN KITCHEN / FAMILY ROOM**

6.8m x 4.2m (22'4" x 13'9")

A superb, triple aspect room with bi-fold doors opening directly into the garden. Range of contemporary kitchen cabinets with silestone worktops and incorporating a stainless steel Franke sink. Extensive range of integrated NEFF appliances including two electric fan ovens, four ring induction hob with extractor hood, fridge freezer and dishwasher. Central island unit with breakfast bar. Coving. Recessed spotlights. Telephone point. Television point. Tiled floor with underfloor heating.

### **UTILITY ROOM**

3.8m x 2.6m (max) (12'6" x 8'6")

Range of units. Tiled floor. Automatic washing machine point. Vent for a tumble dryer. Coving. Recessed spotlights. Broom cupboard also housing the underfloor heating manifold. Sash window. Stable door to the garden.

## **FIRST FLOOR**

### **GALLERIED LANDING**

Coving. Double fitted cupboard housing the pressurised water cylinder. Loft hatch with pull-down ladder. Arched casement window alongside the stairwell. Two radiators.

## MASTER SUITE

### BEDROOM ONE (North-West)

4.8m x 4.1m (15'9" x 13'5")

Coving. Television point. Telephone point. Sash windows to two sides. Two radiators.

### EN-SUITE BATHROOM

3.9m x 1.9m (12'10" x 6'3")

White suite comprising: large shower enclosure, jacuzzi bath, wash basin in vanity unit and low flush WC. Tiled floor. Fully tiled walls. Coving. Recessed spotlights. Extractor fan. Sash window. Heated towel rail.

## GUEST SUITE

### BEDROOM TWO (South-East)

4.2m x 3.7m (13'9" x 12'2")

Range of fitted wardrobes. Coving. Television point. Sash window. Radiator.

### EN-SUITE SHOWER ROOM

2.0m x 1.8m (6'7" x 5'11")

Large shower enclosure, wash basin and low flush WC. Fully tiled walls. Tiled floor. Recessed spotlights. Extractor fan. Heated towel rail.

### BEDROOM THREE (North/South)

4.0m x 3.7m (13'1" x 12'2")

Range of fitted wardrobes. Coving. Television point. Sash windows to two sides. Radiator.

### BEDROOM FOUR (West)

3.7m x 3.6m (max) (12'2" x 11'10")

Coving. Television point. Sash window. Radiator.

### BEDROOM FIVE (South)

Coving. Television point. Sash window. Radiator.

### HOUSE SHOWER ROOM

2.6m x 1.9m (8'6" x 6'3")

White suite comprising: large shower enclosure, wash basin in vanity unit and low flush WC. Tiled floor. Fully tiled walls. Coving. Extractor fan. Sash window. Heated towel rail.

## OUTSIDE

Birch House benefits from a superb plot amounting to almost half an acre, which has been well landscaped to create year-round colour and interest. The gardens feature extensive lawn, shrub borders, several paved terraces, productive vegetable patch with greenhouse, timber deck a mature sycamore tree. Within the grounds there is a BBQ hut, workshop and garden store and there are terrific views across open countryside.

### GAMES ROOM

9.5m x 6.1m (31'2" x 20'0")

Cast iron log burning stove. Slate tiled floor. Coving. Eight wall light points. Bar in one corner. Three large, cart-shed type window openings, one having a glazed door onto the garden. Three radiators.



### DOUBLE GARAGE

6.1m x 5.9m (min) (20'0" x 19'4")

Remote-operated, twin up and over doors. Electric power and light. Range of units incorporating a single drainer sink unit. Concrete floor. Door connecting to the Games Room. CLOAKROOM measuring 1.5m x 0.9m with low flush WC and wash basin.



Externally accessed staircase to:

### FIRST FLOOR

#### LANDING

Eaves storage cupboard.

#### HOME OFFICE

5.6m x 3.2m (18'4" x 10'6")

Sash window to the gable end. Two Velux roof lights. Eaves storage cupboards. Telephone point. Radiator.

#### GUEST SUITE

7.4m x 3.2m (24'3" x 10'6")

Eaves storage cupboards. Television point. Two Velux roof lights. Two radiators. Open en-suite bathroom with white suite comprising: free-standing roll top bath, wash basin and low flush WC.

#### SAUNA

3.1m x 1.9m (10'2" x 6'3")

*Further range of garden outbuildings comprising:*

#### WORKSHOP & GARDEN STORE

7.5m x 4.1m (24'7" x 13'5")

Electric power and light. Concrete floor. Windows to two sides. Double doors.

#### LOG STORE

4.1m x 2.5m (13'5" x 8'2")

Electric power and light. Concrete floor.

#### BBQ HUT

Approx. 3.5m x 3.2m

Hexagonal shaped building with central barbeque and bench seating.

### GENERAL INFORMATION

Services: Mains water, electricity and drainage.

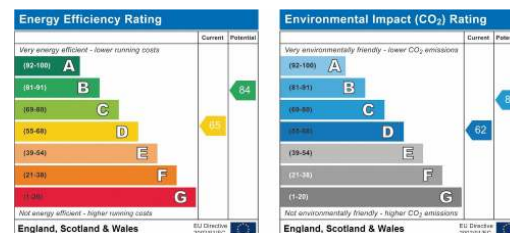
An LPG supply serves the Living Room fire.

Council Tax: Band: G (Ryedale District Council).

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

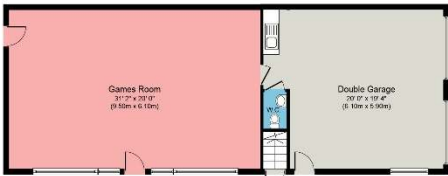
Post Code: YO17 8TA

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

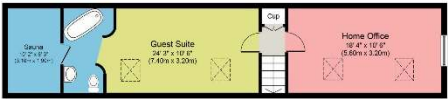


All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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. 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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**Games Room + Garage (Ground Floor)**  
Approximate Floor Area  
1,055 sq. ft.  
(98.0 sq. m.)



**Guest Suite + Home Office (First Floor)**  
Approximate Floor Area  
570 sq. ft.  
(53.0 sq. m.)



**Ground Floor**  
Approximate Floor Area  
1,345 sq. ft.  
(125.0 sq. m.)



**First Floor**  
Approximate Floor Area  
1,324 sq. ft.  
(123.0 sq. m.)



