



VERITY
FREARSON

LODGE HOUSE, 1 LODGE YARD, MINSKIP, YO51 9JL

GUIDE PRICE £465,000

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Minskip, YO51 9JL

A deceptively spacious and beautifully presented four-bedroom detached property with three reception rooms, stylish dining kitchen and a principal bedroom with en-suite shower room.

Forming part of the picturesque Lodge Yard development of barn conversions on the fringes of Minskip, Lodge House features a surprisingly spacious and beautifully presented interior that includes a reception hall with cloakroom / WC, three formal reception rooms, impressive dining kitchen, principal bedroom with en-suite shower room, three further double bedrooms and a house bathroom, complemented by a carport with tandem-length parking and delightful gardens.

Located in the centre of the village of Minskip, very well placed close to the thriving market town of Boroughbridge and within a couple of minutes' drive of the A1(M), giving easy access to Yorkshire's principal business districts.



3 Reception Rooms · Stylish Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Spacious Bathroom

Off-Road Parking · Carport · Delightful Lawned Gardens







ACCOMMODATION

GROUND FLOOR

A reception hall with cloakroom / WC leads into a fabulous sitting room with open stone fireplace and French doors opening onto the side garden, a formal dining room with second stone open fireplace and a sensibly-sized study / snug, with all three reception rooms featuring window shutters.

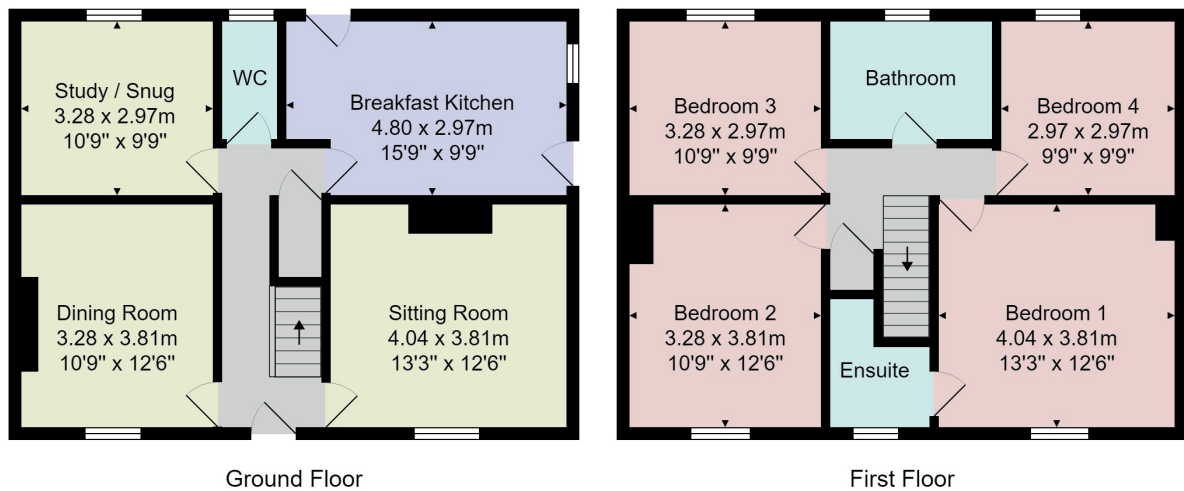
The stylish dining kitchen features granite worktops and a granite-topped dining bar, base and wall storage, integrated fridge, freezer and microwave, range cooker space and a period-style sink unit, complemented by a side door to the carport and a stable-style door out into the garden

FIRST FLOOR

The first floor landing leads off into a generous principal bedroom with en-suite shower room, three further double bedrooms and spacious house bathroom with both period-style bath tub and separate walk-in shower. Other

Internal features of note include gas fired radiator central heating, double glazing and oak flooring across the ground floor, with the exception of the kitchen.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 129.6 m² ... 1395 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

Externally, a tandem-length parking space with carport immediately to the rear of the property provides parking and access into a useful covered storage shed. The delightful gardens extend to the front and side of the property and feature a lawn, generous decked seating areas, gated access into the carport and a versatile shingled area providing storage and offering the potential to extend the formal garden area further.

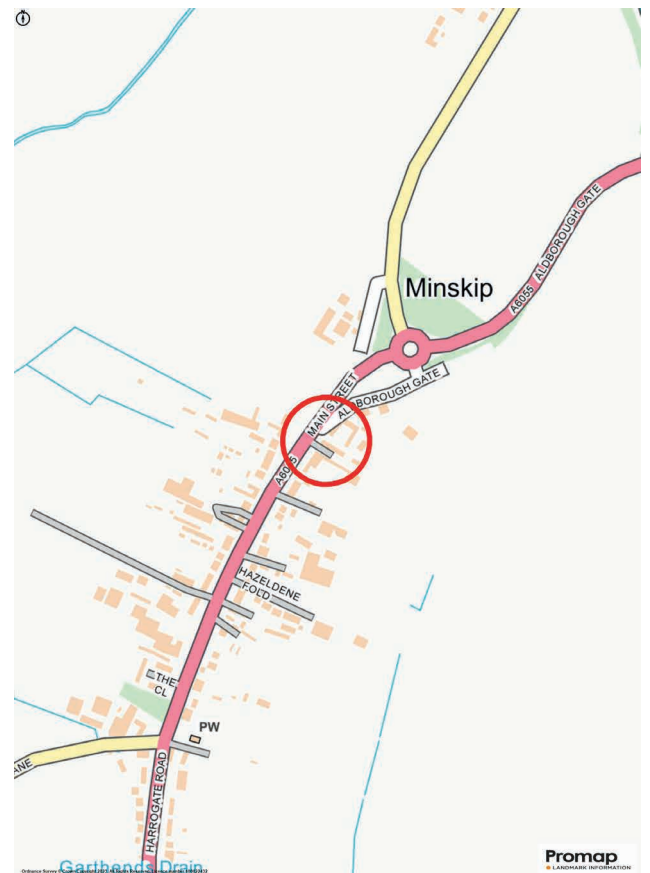
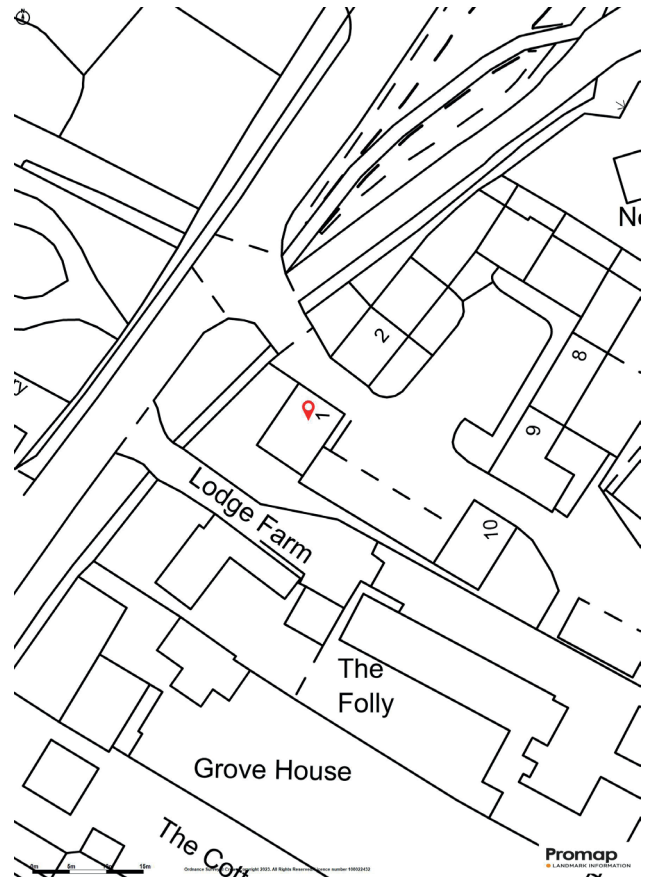
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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