



VERITY
FREARSON

AVON LODGE, WEETON LANE, HUBY, LS17 0HE

OFFERS OVER £1,250,000

AVON LODGE, WEETON LANE,

Huby, LSI 7 OHE

A stunning and deceptively spacious five-bedroom bungalow extending to approximately 3,000 square feet, situated in this most attractive position with particularly generous gardens and enjoying a delightful aspect over the surrounding countryside and woodland. The property has an impressive fishing lake within the grounds of the property as well as a self-contained four-bedroom annexe / lodge providing potential separate living accommodation.

The main property is a spacious five-bedroom bungalow with particularly generous living accommodation with an elevated outlook over the attractive garden and countryside beyond. There are five potential bedrooms, three of which have en-suite bathrooms.

Externally, a drive provides ample off-road parking and leads to a double garage. A particular feature of the property is the particularly generous and attractive gardens with various paved and decked sitting areas and featuring a private fishing lake.



3 Reception Rooms · Dining Kitchen

5 Bedrooms · 3 En-Suites · Shower Room

Ample Off-Road Parking · Double Garage · Extensive Gardens With Fishing Lake And Woodland







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

DINING KITCHEN

A large open-plan kitchen and dining area with windows to side and unique timber and tiled flooring. The kitchen comprises a range of fitted wall and base units with granite worktops, point for a range cooker and space for appliances.

LOUNGE / DINING ROOM

A large reception room with fireplace and electric fire and fitted bar.

SUNROOM

Providing a further sitting area with a delightful aspect over the stunning rear gardens.

FAMILY ROOM

A particularly large reception room with window to front.

BEDROOM 1

A large double bedroom with window and glazed door leading to the sun terrace with an attractive outlook over the garden beyond.

EN-SUITE BATHROOM

A white modern suite with WC, washbasin and bath. Tiled walls and floor and heated towel rail.

BEDROOM 2

A double bedroom with the window to front

EN-SUITE SHOWER ROOM

A modern white suite with WC, twin washbasins set within a vanity unit, bath and shower. Tiled walls and floor and heated towel rail.

BEDROOM 3

A double bedroom with window to rear and fitted cupboard.

EN-SUITE SHOWER ROOM

A white suite with WC, basin and shower. Tiled walls and floor.

BEDROOM 4

A double bedroom with window to front.

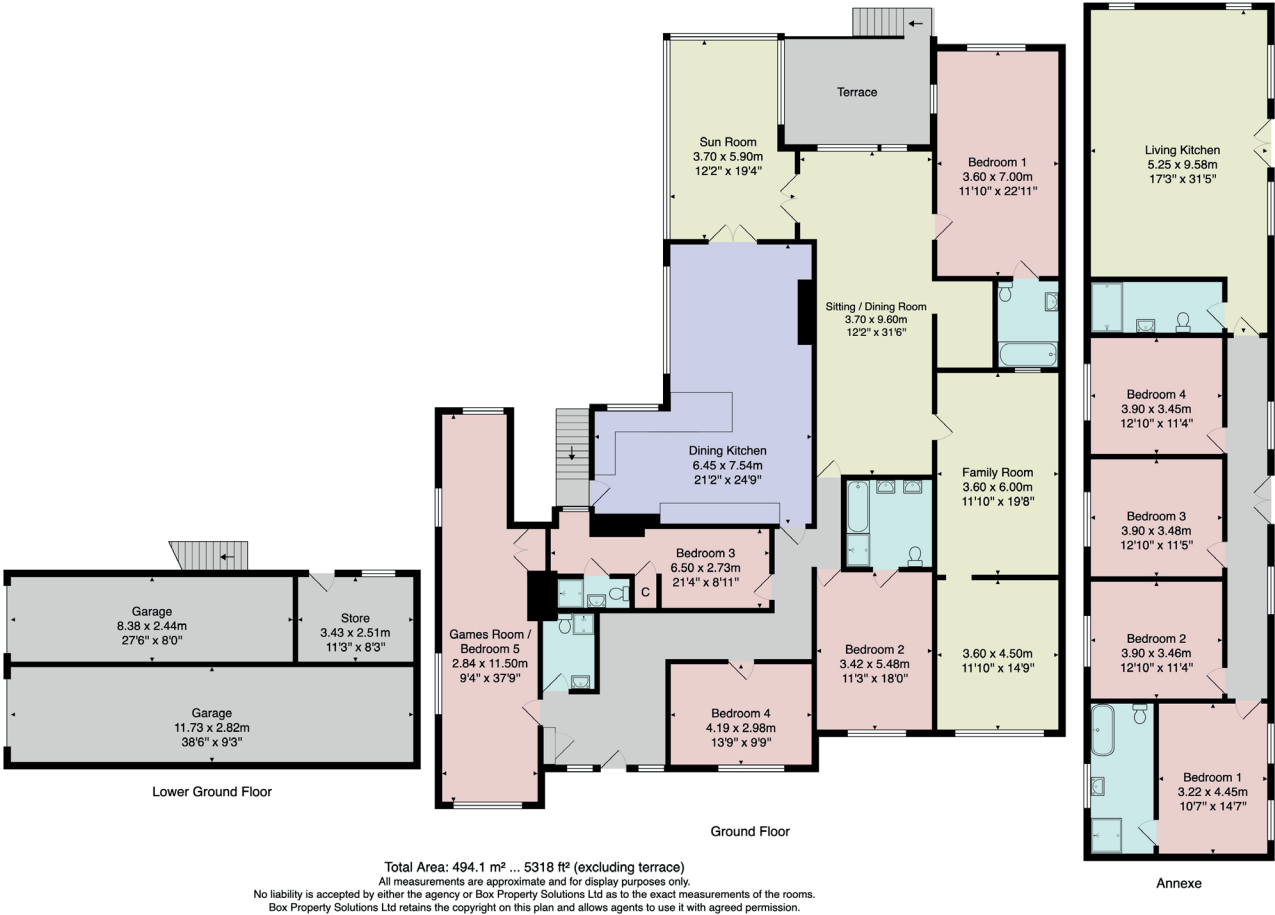
GAMES ROOM / BEDROOM 5

A further large reception room or bedroom with windows to three sides and fitted cupboards.

SHOWER ROOM

A white suite with WC, washbasin and shower. Tiled walls and floor and heated towel rail.

FLOOR PLAN



Outside

A drive provides off-road parking for multiple vehicles and leads to a double garage. The property occupies a particularly impressive and generous plot with very good-sized lawned garden with private fishing lake, enjoying attractive position surrounded by open countryside and woodland. There is access from the property to an elevated decked sitting area with steps leading down to a further sitting area and ornamental pond with access to the lawned garden beyond.

Annexe

Within the garden there is a self-contained annexe with four bedrooms, bathroom, en-suite shower room and a super open-plan living area with a modern fitted kitchen and glazed doors leading to a decked and paved sun terrace with access to the main garden and space for hot tub.

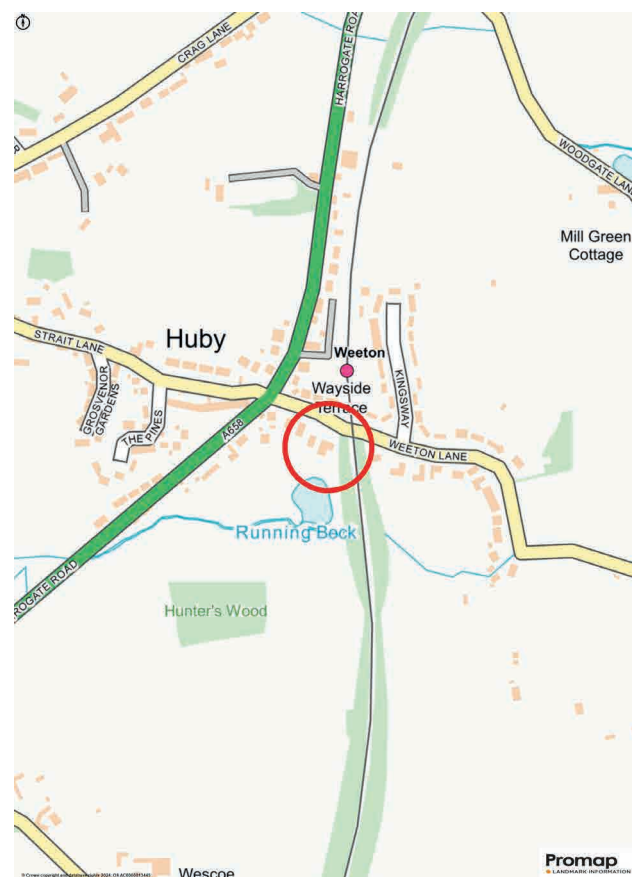
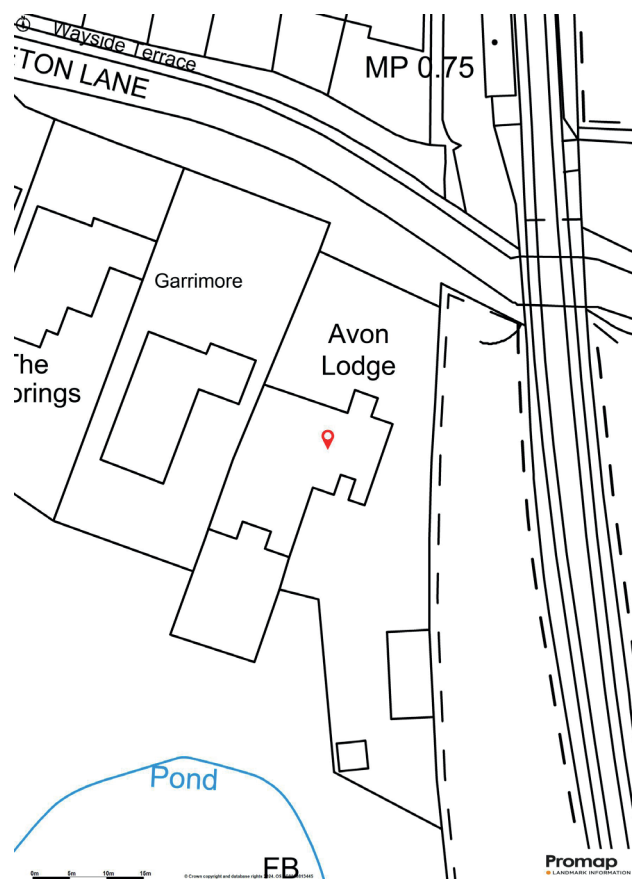
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	57

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	30

Harrogate

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