

KRIBI LODGE

Church Lane, Welburn, York YO60 7EG



KRIBI LODGE

**Detached village house in a superb setting
with generous gardens and astounding
views**

*A64 1 mile • Malton 6 miles • York 14 miles
Scarborough 28 miles • Leeds 40 miles*

Vestibule • hallway • 2 reception rooms • conservatory •
kitchen • larder • utility room • cloakroom/wc

4 bedrooms • 2 bathrooms (1 en suite) • kitchenette

Integral garage

Gardens

In all 1/3 acre

For Sale Freehold



ESTABLISHED 1992

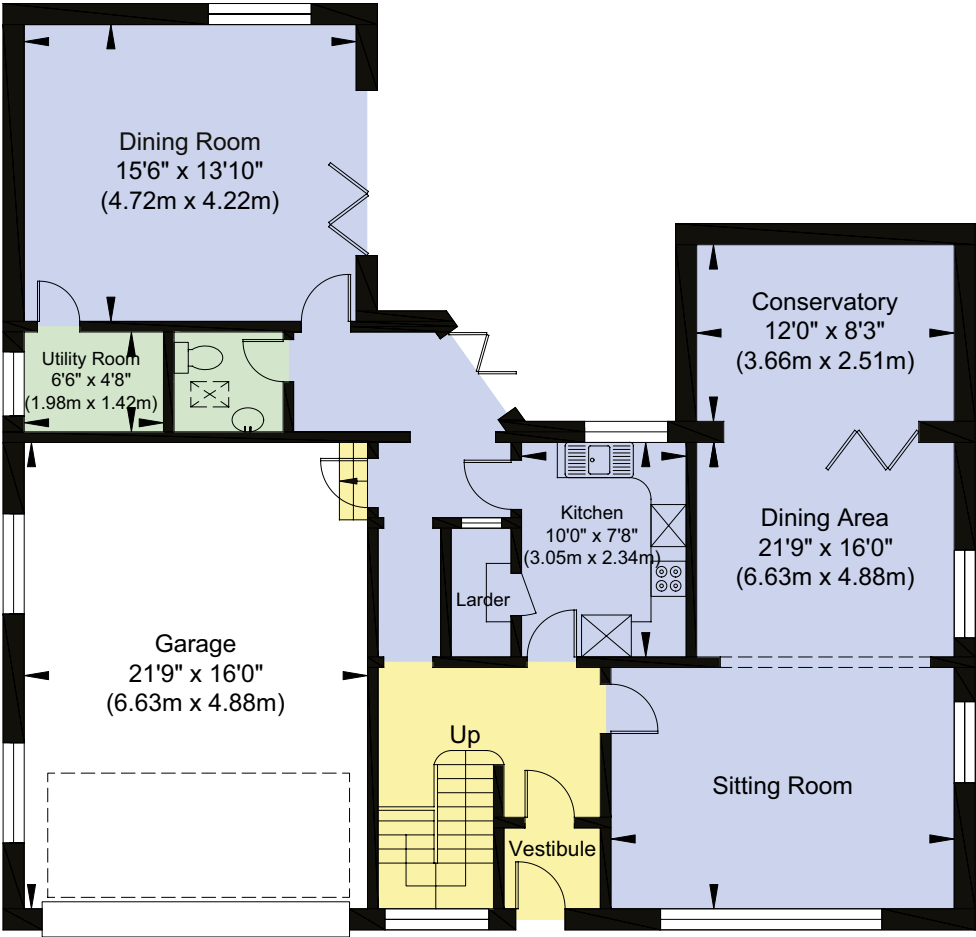
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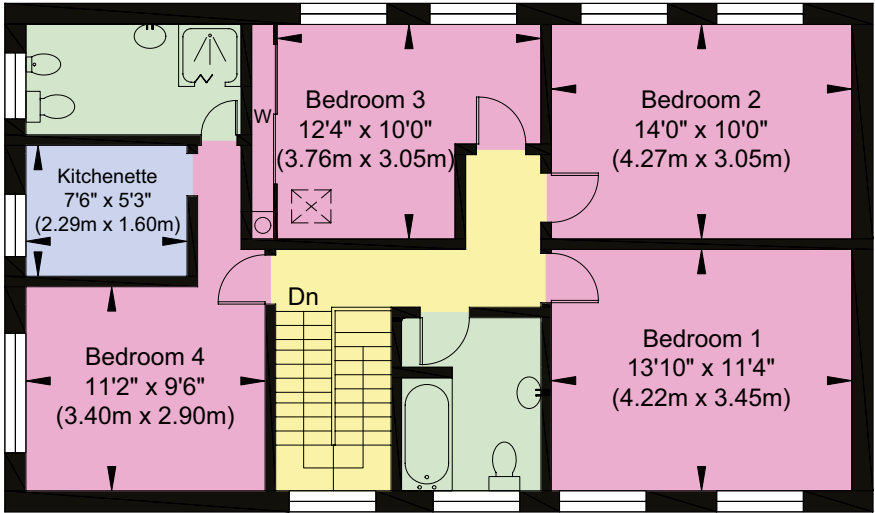
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Approximate Gross Internal Floor Area
2181 SQ FT / 203.0 SQ M

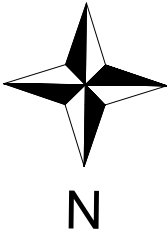
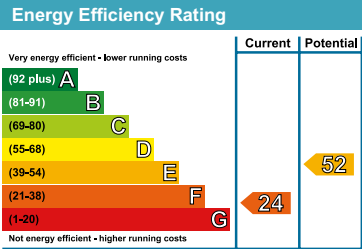
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1347.64 SQ FT / 125.20 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 837.43 SQ FT / 77.80 SQ M



City

Country

Coast

Kribi Lodge is a remarkable house, orientated to take full advantage of its elevated position and views of Castle Howard. It was designed and built in 1965 by the Chief Architect for Joseph Rowntree who was the first to acquire a plot from the Estate and lived there for 60 years. The house, which comes with large wraparound gardens and an integral garage, borders open countryside at the rear. This period piece is a fine example of 1960s domestic architecture at its most successful, full of natural light with open plan living space and wide picture windows. On the market for the first time in its history, this property offers scope for extension and renovation.

- Detached village house in the Howardian Hills
- Generous gardens and grounds, one third of an acre in all
- Good-sized rooms, each enjoying a fine outlook and filled with natural light
- Internal footprint extends to 2181 sq ft
- Integral garage and ample driveway parking
- South and west facing gardens
- Elevated setting with views of the church and surrounding countryside
- The finest views of Castle Howard in the village
- Conservation Area and AONB
- No onward chain



Tenure: Freehold

EPC Rating: F

Council Tax Band: F

Services & Systems: Mains electricity, water and drainage. Gas-fired central heating (boiler fitted December 2020) – propane gas tank in the garden rented from BATA for £15/quarter. All mains services except gas.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically

excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
 Conservation Area, AONB.

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Named after a seaport in Cameroon where the owners lived in the 1950s, Kribi Lodge remains a house of its time with mid-century fixtures and fittings in abundance. These include a parquet floor, a traditional pantry with its original bifold doors, clean-line fitted wardrobes, an original open tread floating staircase and an air heating vent system built into surrounding walls. The rooms are designed with wide windows, most notably the sitting room which features a remarkable wall-to-wall picture window with a glorious outlook. At the rear, the dining room connects to a private and sheltered garden terrace through sliding doors, sharing a garden view with the conservatory. The internal accommodation is hugely versatile and includes a potential annexe or private east wing on the first floor.



The central landing gives access to four double bedrooms and the house bathroom; all enjoy an outlook over protected countryside. Bedroom 1 features a pair of picture windows looking north across the Howardian Hills to Castle Howard, England's finest country house with its hill-top mausoleum, a classical rotunda with a domed roof. The guest bedroom suite on the east wing has dormer windows and comprises a bedroom, kitchenette and bathroom – an ideal arrangement for multi-generational living. A boarded loft with power and light is accessed by a dropdown ladder.

Outside

The wide paved drive rises from the road (private, not adopted) flanked by sweeping lawns with borders of colourful, clipped shrubs. The drive sweeps in front of the house, providing ample parking options and leads to the integral garage with electric roller door. The double garage has windows, power, light, an inspection pit and a Butler sink. The front garden is positioned to enjoy its elevated position with views towards the church and across rolling countryside to the north.

The gardens wrap around the house, predominantly to the north, south and west, and are enclosed by well-established hedging on three sides with perennials and clipped shrubs lining the perimeter. The rear garden is immensely private, particularly the sheltered, paved terrace abutting the house and the outlook is notable for its lovely views of the parish church and green pastures to distant woodland.





Environs

Welburn is a particularly appealing village set on rising ground in the Howardian Hills, an Area of Outstanding Natural Beauty. Church Lane lies on a gentle hillside rising off the main street, and Kribi is situated within a quiet cul-de-sac. Welburn was once a part of the Castle Howard Estate and the village has retained its identity and integrity. It lies between Malton and York and offers an impressive range of amenities including The Crown & Cushion public house, a highly regarded village shop/bakery/café, a garage, church, village hall and community primary school (Terrington Prep school is within easy reach). Public footpaths lie on the doorstep. A bus route runs through the village and the nearby A64 provides rapid access to Malton, York, Leeds and the A1(M). Leeds Bradford Airport is about an hour's drive away.

Directions

From the village main street, turn south onto Church Lane and then left just before the parish church. The property is the third house on the right.

what3words ///giant.offerings.fictional

Viewing

Strictly by appointment.



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