



SAXE DANE LODGE • NETHER POPPLETON • YORK





SAXE DANE LODGE

22 Main Street, Nether Poppleton,
York YO26 6HS

York city centre 4 miles • Wetherby 13 miles
Harrogate 20 miles • Leeds Bradford Airport 27 miles
Leeds 30 miles

Captivating Georgian house just outside York with glorious gardens that include a natural swimming pool and river frontage.

Entrance and staircase hall • kitchen/dining room
• family room • utility room • cloakroom wc
drawing room • snug

Principal bedroom suite with freestanding bath
en suite shower room and dressing room
3 further bedrooms • 3 further bathrooms all
en suite

Garage/workshop • yard • parking space for
3 cars • front garden

Riverside gardens • natural swimming pool
decking with gazebo • greenhouse • shed

In all just over 0.4 acres

For Sale Freehold

Blenkin
& Co
CHARTERED SURVEYORS

Every corner of Saxe Dane Lodge has been renovated, restored and elegantly styled, merging period house interiors with free-flowing modern living spaces to create a 'lifestyle' property that advocates luxury and wellbeing. The principal rooms connect effortlessly to landscaped gardens where a natural swimming pool framed by ornamental plants and encircled by winding pathways and herbaceous borders, culminates in a raised terrace with river views. This exceptional riverside property enjoys an elevated setting at the edge of Nether Poppleton, a perennially popular village on the outskirts of central York.

- Early nineteenth century Georgian family house, meticulously refurbished
- 'Lifestyle' property with an harmonious connection between indoors and outdoors
- Exceptionally high specification fixtures and fittings in the kitchen and bathrooms
- Idyllic riverside setting, river frontage and natural swimming pool
- Powered by green energy – air source heat pump
- Entirely private position at the rear
- Far-reaching views up and down the river with open countryside beyond
- Edge of Nether Poppleton and within strolling distance of amenities
- Four miles from the independent schools on Bootham and the amenities of central York

Saxe Dane Lodge dates from the 1820s and has the advantage of not being listed. It has been sympathetically extended, elegantly restored and finished to a notably high specification: there is a DeVol Haberdasher's Kitchen with integrated Smeg appliances; vintage and handmade artisan tiles by Bert and May; timber wall lining; reclaimed engineering flooring - elm in the hall and sitting room, oak on the first floor; bespoke handmade sash windows throughout; Stovax log-burning stoves; Samuel Heath sanitary ware



in the bathrooms; and reclaimed and refurbished freestanding bath and taps. Along with exposed ceiling beams and brickwork are the original stone flags, panelled doors, cornicing and handsome fireplaces.

The scale, proportion and orientation of the kitchen/dining room make it a wonderful living area at the heart of the house. It has a DeVol kitchen with an island unit comprising a single piece of marble, ample space to accommodate a family-sized dining table and options for seating, a floor of beautifully laid artisan Moroccan tiles beneath which lies underfloor heating, and oversized single and sliding doors connecting south and west to the courtyard and garden terrace. Alongside is a family room designed with timber lining on the wall and ceiling, fitted bookshelves and a wood-burning stove. Adjacent is a generous utility room with a Thomas Crapper kitchen sink and a separate wc. The snug serves as a study and has an open cast-iron grate within a stone fireplace. The double aspect drawing room has a wood-burning stove within an ornate antique pine fireplace.

A large inner reception hall features an antique green wood-burning stove and a staircase that rises to a central landing with cast iron fireplace set within an exposed wall of mellow brickwork. The ceilings have been removed entirely from the first floor creating double ceiling heights into the vaulted roof space. There are four double bedrooms and four superb bathrooms all with underfloor heating. The principal bedroom suite is timbered and has full-height glazing that faces west providing a magnificent outlook over the gardens, river Ouse, open fields and band of woodland in the far distance. An oversized glazed door opens to a wide viewing balcony. This 24ft bedroom has a freestanding bath, dressing room accessed through sliding doors and a large shower room with twin hand basins.





Ingenious design delivers two further bedroom suites, each one individual and charming, and one with a large dressing room. There is a further bedroom and house bathroom.

Saxe Dane Lodge is attached on one side to a neighbouring garage and enjoys great privacy at the rear.



Outside

The house is set back behind a curved low wall below traditional wrought iron railings and a formal parterre garden of clipped box and yew, all well screened from the village lane. An arched garden gate gives access to the side garden and south facing courtyard garden overseen by an established olive tree.

Wrought-iron gates open to the single garage, currently used as a workshop; it has electric doors, power and light and two parking spaces in front. Behind the garage is a useful yard giving rear access to the house. On the west side of the house lies an additional parking space on the forecourt.

The rear garden is enclosed and private, bounded by the river on the west. The centre piece is a glorious natural pool oxygenated by plants and with UV filters concealed under the decking. The decking is sculpted to follow the undulations of the curved pool creating walkways and viewing platforms. Alongside is a brick and timber outbuilding with power, light and plumbing that comprises a changing room and shower. On its southern face adjacent to the kitchen/dining room is a loggia on the York stone terrace with a built-in open fire. The surrounding garden is landscaped with areas of lawn divided by colourful herbaceous borders connected by stone and gravel pathways. There is a greenhouse with automated vents, power, light and water and a garden shed. The decking culminates at an elevated decked terrace with a summer gazebo, ideal for al fresco dining and sunset views. Steps descend to the riverside where there is a pontoon. The property has full riparian rights.

Environs

The villages of Nether and Upper Poppleton together offer a number of amenities including a railway station on the Harrogate line, the highly regarded Poppleton Ousebank Primary School, three public houses and a superb sports hall and grounds with football pitch and tennis courts. The historic City of York with its mainline railway station lies some fifteen minutes' by car and the nearby A59 connects to the York ring road, Harrogate, and the A1(M). Leeds Bradford Airport can be reached in well under an hour.

Tenure: Freehold

EPC Rating: D

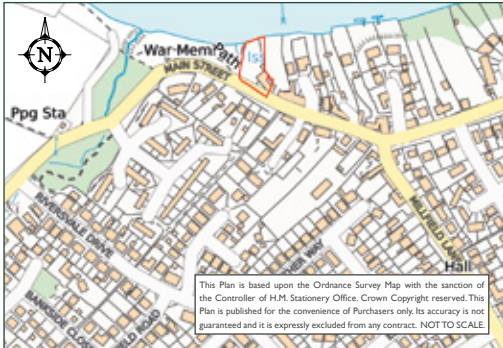
Services & Systems: All mains services. Gas central heating. Air source heat pump.

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.

Viewing: Strictly by appointment

Local Authority: City of York
www.york.gov.uk Conservation area

Directions: Heading west through the village, the property lies at the village end just beyond The Lord Nelson, on the right hand side.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** August 2023. Brochure by wordperfectprint.com

Saxe Dane Lodge, 22 Main Street, Nether Poppleton, York YO26 6HS

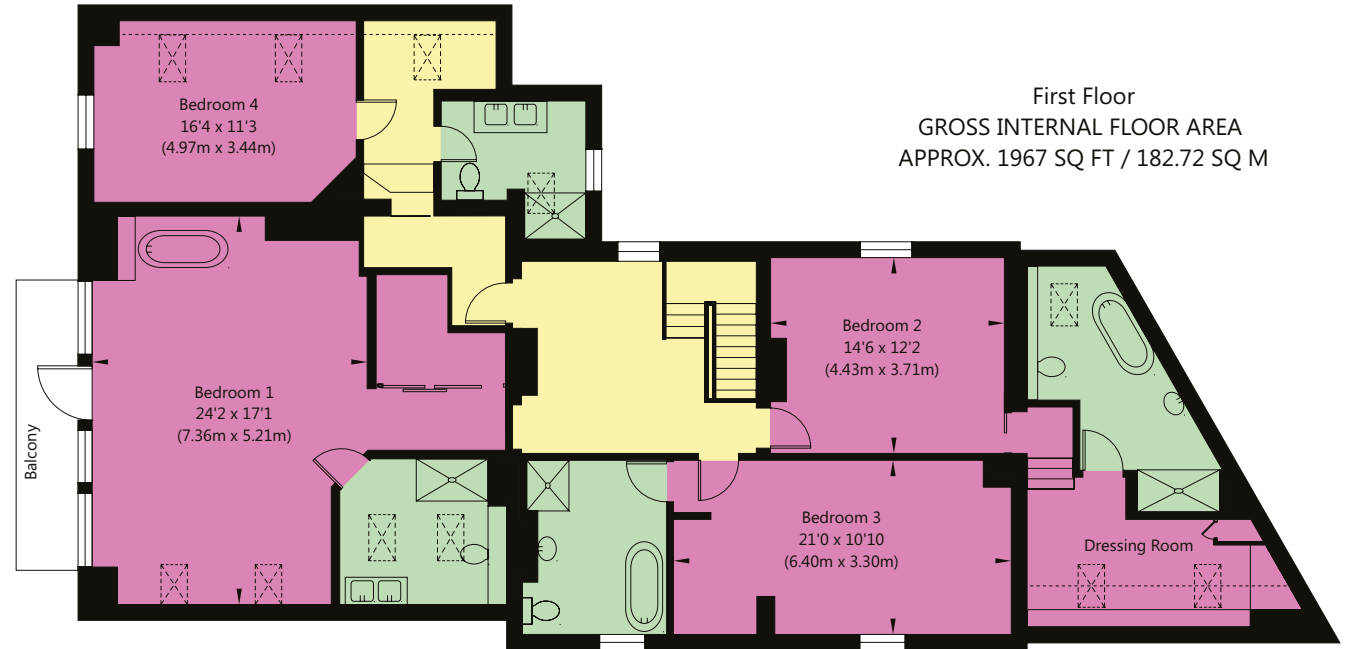
Approximate Gross Internal Floor Area 3718 SQ FT / 345.42 SQ M - (Excluding Garage)

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

Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1751 SQ FT / 162.7 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1967 SQ FT / 182.72 SQ M



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
59	76



City

Country

Coast