

THE LODGE

Normanby, Sinnington

THE LODGE

**Superb village house with some 0.8 acres,
in need of renovation**

*Kirkbymoorside 4 miles • Pickering 5 miles • Malton 8 miles
Helmsley 9 miles • York 24 miles • Thirsk 26 miles*

Porch • staircase hall • study • sitting room • kitchen/dining room • utility room

3 double bedrooms • 2 bathrooms

Double garage • driveway parking • timber shed

Gardens on all sides

In all 0.77 acres

For Sale Freehold



ESTABLISHED 1992

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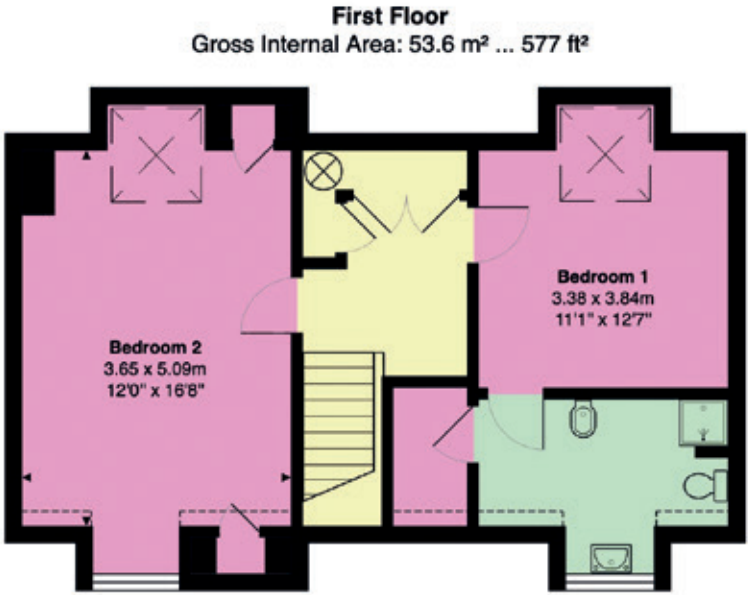
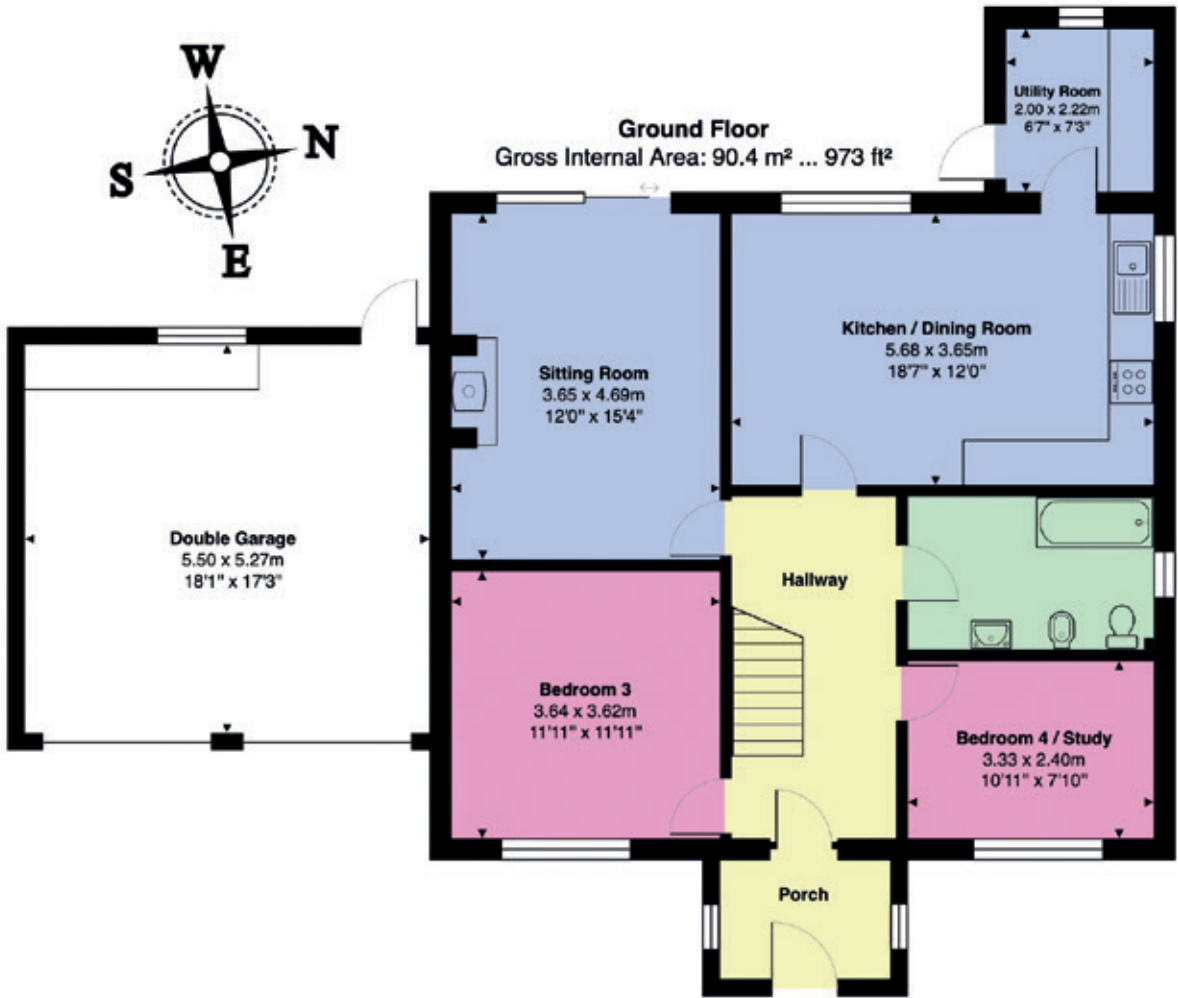
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The Lodge, Normanby, Sinnington, York YO62 6RH

Approximate Gross Internal Floor Area
144.1 SQ M / 1551 SQ FT
(excluding double garage)

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

Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	52	67
(1-20)	G		
Not energy efficient - higher running costs			



City

Country

Coast

The Lodge was designed and built in 1986 under the direction of its current owners, who have enjoyed it as a much-loved home for nearly forty years. Set within a generous 0.77-acre plot - unusual for this village location - the property has a double garage and is wrapped by mature gardens, sweeping lawns, and a natural fringe of mixed native woodland.

The house is double-fronted, with well-proportioned accommodation arranged over two floors. It currently requires renovation, but the size of the plot and existing footprint offer significant potential. Architectural plans have been prepared illustrating a two-storey rear extension, designed in accordance with Permitted Development rights, which would extend the existing dormer bungalow to create a five-bedroom family home.

The Lodge represents a rare opportunity to create a modern, individual residence with generous and private gardens, all within the tranquillity of a village setting.

- Detached village house with double garage
- Large mature plot of some 0.8 acres
- Offering a significant opportunity and in need of renovation
- Architectural plans propose a 2-storey rear extension
- Current internal accommodation equates to 1500 sq ft
- Private, extensive rear garden
- Rural yet accessible
- 'Outstanding' Ryedale School 7 miles away
- Convenient for Malton and Pickering



Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Services & Systems: Mains electricity and water.

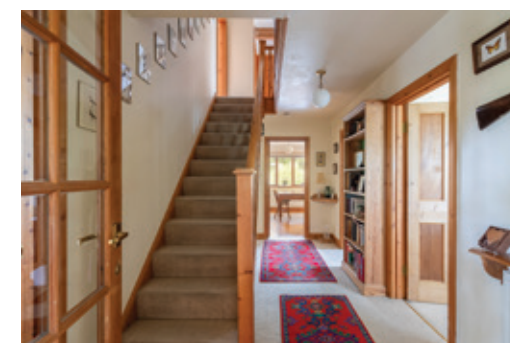
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

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.



Constructed of brick with a pantile roof, the Lodge was designed as a double-fronted dormer bungalow, featuring a central porch and staircase hall providing access to all ground-floor rooms. The principal living areas enjoy views over the rear garden.

On the first floor are two bedrooms with Velux windows, along with a bathroom that currently serves as an en suite to bedroom 1. A stud wall makes it easy to reconfigure the layout so the bathroom can serve as a house bathroom instead. Bedroom 2 is presently arranged as a study with views across the garden.

Outside

The house is discreetly set back from the road, screened by a hedge and post-and-rail fence, with a wide front garden planted with twelve silver birch trees. A gravel driveway leads

through a timber gate to a spacious parking and turning area in front of the double garage, which is equipped with power, lighting, and a fitted workbench. Secure side gates on either flank of the house provide convenient access to the rear.

At the back, a paved terrace creates a sheltered spot for outdoor dining and relaxation. Steps rise through a retaining wall to a broad sweeping lawn, perfect for family use, which merges naturally into an area of mixed native woodland interlaced with meandering pathways. A large timber shed stands beside a wildlife pond, crossed by a small timber bridge. The garden is fully enclosed with lofty hedging and timber and wire fencing, offering both privacy and security while creating a sanctuary for wildlife.



Environs

The village of Normanby is a rural haven, home to the picturesque Sun Inn, a 12th-century church, and a handsome stone bridge dating from the 1750s. Tucked away in a peaceful corner south of the A170 trunk road, it enjoys excellent connections to the market towns of Kirkbymoorside, Pickering, Malton and Helmsley. Malton's railway station provides connections to York's mainline station, with fast services to London Kings Cross via the East Coast Mainline. Transpennine trains from Malton run from Scarborough through York to Leeds, Manchester, and Liverpool.

Families benefit from access to a choice of well-regarded schools. The 'Outstanding' Ryedale School is just seven miles away, with Terrington Hall Preparatory School and Ampleforth College both within a comfortable half-hour's drive. For broader shopping and amenities, Vangarde retail park on the York ring road can be reached in around 35 minutes, with the historic city of York - and its superb independent schools - just beyond.





Directions

Heading north from Malton, enter the village and pass the pub and the church. The drive to The Lodge lies on the left hand side, diagonally opposite the village notice board.

What3words: ///martini.boggles.treetop

Viewing

Strictly by appointment.



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