



Pasture Lodge, Marton | Pickering, YO62 6RQ

BoultonCooper

BC  
Est. 1861



## Pasture Lodge Marton

An individually designed and built detached family house with excellent four bedroom accommodation and large garden situated on the edge of a quiet residential village within the Vale of Pickering. The immaculately presented accommodation is arranged over two floors and comprises; Entrance hall, spacious sitting room, dining room, large kitchen with quality units and built in appliances, garden room with beautiful views over the garden and views beyond, rear entrance and shower room. To the first floor there are four bedrooms and family bathroom. The property has the benefit of gas (propane) central heating and double glazing.

Externally there is an adjoining garage with utility area and electric roller door.

The property enjoys well kept and landscaped gardens to both the front and rear with various lawn and patio areas together with open views. The entrance allows ample turning space and parking for several cars.

Marton is a quiet and sought after residential village situated on the country road from Kirkbymoorside to Malton and situated ideally within easy reach of the neighbouring market towns of Pickering and Kirkbymoorside where a good range of local facilities are available. The village also lies close to Sinnington, Ryedale and Lady Lumley's Schools.

The wider commercial facilities of York are also within an easy drive where the mainline train station can be accessed allowing easy commuting to London etc. The north yorkshire coast and moors are also within easy reach of this pleasant village.

**Guide Price £625,000**

### Entrance Porch

Gives access to entrance door leading to:

### Reception Hallway

With double glazed window.

### Sitting Room

6.63m x 3.71m (21'9" x 12'2")

With feature fireplace having marble effect back and hearth and wooden surround with coal effect gas fire.

Two central heating radiators, double glazed bay window to the front elevation, coving to ceiling.

Patio doors lead to sunroom.

### Conservatory

5.03m x 3.07m (16'6" x 10'1")

With tiled flooring, double glazed windows and french doors opening onto the rear garden, spot lighting.

### Kitchen/Breakfast Room

4.52m x 3.84m (14'10" x 12'7")

Housing a range of units comprising 1 1/2 bowl drainer sink unit set within granite work surfaces with mixer tap over, numerous quality wall and base units incorporating drawer compartments, display unit. Built in oven, microwave, four ring hob with wok burner and extractor canopy over.

Built in dishwasher and fridge, wine rack, central heating radiator, coving

to ceiling.

Engineered oak flooring, door to garage/utility room.

### Dining Room

4.52m x 3.96m (14'10" x 13')

With engineered oak flooring, double glazed window to the front elevation, central heating radiator, coving to ceiling.

### Rear Lobby

With door to rear porch and door to shower room.

### Rear Porch

With tiled flooring, door to outside, double glazed window and spot lighting.

### Shower Room

Comprising shower cubicle with shower unit, wash hand basin with tiled splash backs, low flush w.c., cupboard, extractor fan, radiator.

### First Floor Landing

With central heating radiator and access to roof space.

### Master Bedroom

4.85m x 3.76m (15'11" x 12'4")

With a range of built in wardrobes, built in airing cupboard. Double glazed window to the front elevation, central heating radiator.



## Bedroom Two

4.57m x 3.76m (15' x 12'4")

Having a range of built in wardrobes, double glazed window to the front elevation.

## Bedroom Three

3.73m x 2.77m (12'3" x 9'1")

A range of built in wardrobes, double glazed window to the rear elevation overlooking the garden and views beyond, central heating radiator.

## Bedroom Four

3.61m x 2.77m (11'10" x 9'1")

Double built in wardrobe, double glazed window to the rear elevation overlooking the garden and views beyond, central heating radiator.

## Bathroom

Comprising tiled panelled bath, shower cubicle with shower rose, wash hand basin, low flush w.c., complimentary wall tiling.

Double glazed window to the rear elevation and spot lighting.

## Exterior

Approached through a five bar gate there's a long gravelled driveway with parking for numerous cars. Largely the front garden is laid to lawn with shaped shrubbery beds and borders, established trees, rhododendrons, small summer house, fencing and hedgerow to the boundaries.

Garage with electric roller door.

Garden gate leads to the large rear garden with fish pond and waterfall,

brick built BBQ, large patio area, pebbled and slab pathway to the extreme rear of the garden, lovely open aspect to the rear with views over open countryside and beyond.

Shaped flower/ shrubbery borders, raised vegetable beds, pergola and additional patio area.

Garden shed together with fencing and hedgerow to the boundaries overlooking farmland.

## Garage

6.12m x 3.56m (20'1" x 11'8")

Plumbing for automatic washing machine, single drainer sink unit with mixer tap, wall and base units within rolled edge work surfaces, double glazed window, door to the rear and electric roller door to the front.

## Services

Mains electricity and water,

Biological unit for sewage.

Propane gas central heating

Owned Solar panels





## VIEWING

Strictly By Appointment With The Agents. 01751 472724

## COUNCIL TAX BAND

F

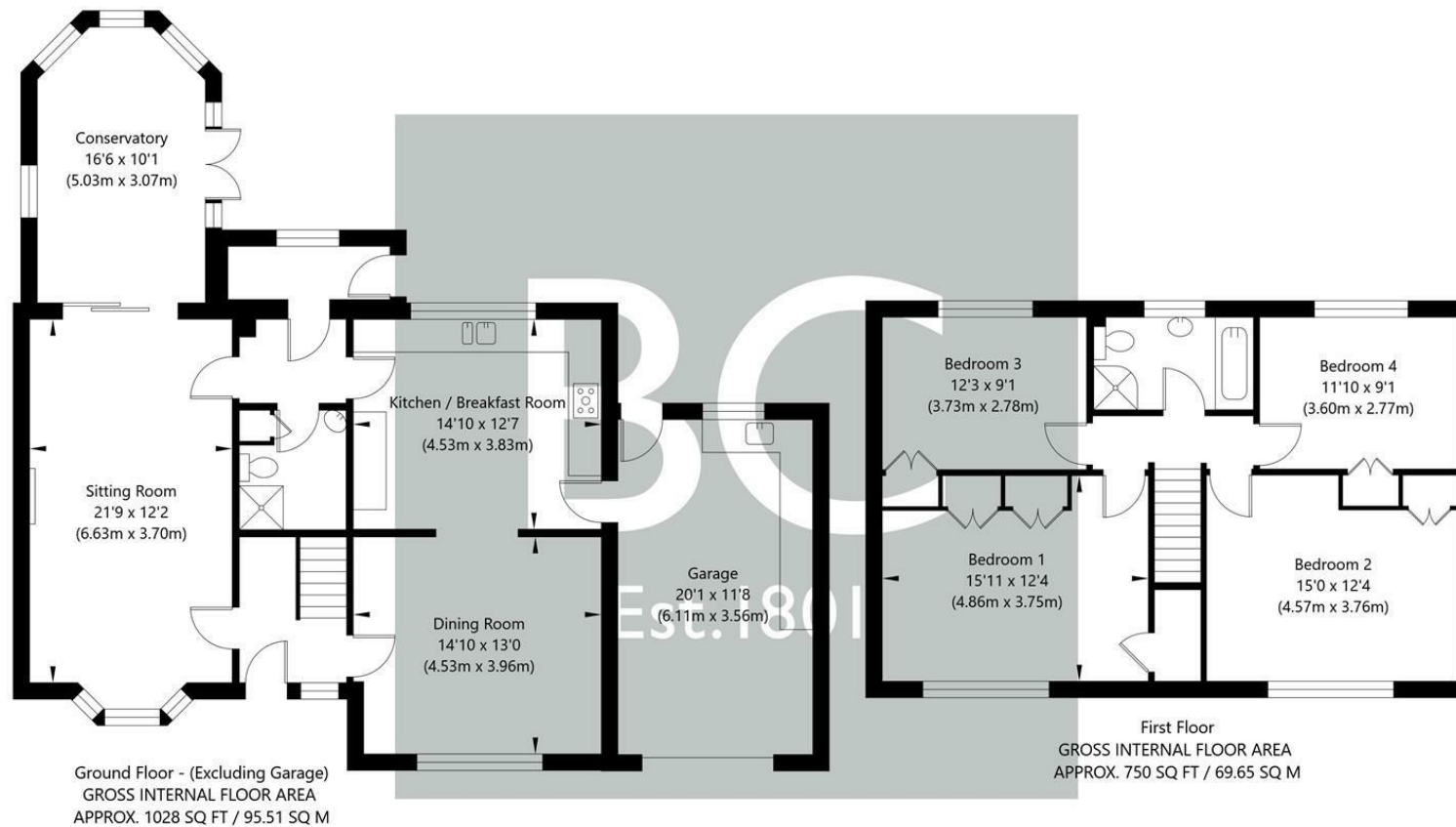
## ENERGY PERFORMANCE RATING

D

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | 62                                                                                                          | 73        |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



# Pasture Lodge, Marton | Pickering



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1778 SQ FT / 165.16 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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