



Oak Lodge Ellerton Hill, Ellerton Upon Swale, DL10 6AL  
Offers over £700,000



# Oak Lodge Ellerton Hill, Ellerton Upon Swale, DL10 6AL

FABULOUS HOME, FABULOUS VIEWS & LOCATION: 4 Double BEDROOM Character Conversion with a large 87sqm (936sqft) WORKSHOP/STUDIO etc with integral GARAGE & 4-Car PARKING. South-East & South-West GARDENS with lovely VIEWS. For Sale with NO ONWARD CHAIN. Stunning 14.23m x 4.02m/46'8" x 13'2" Aga KITCHEN, DINING & DAY ROOM, separate SITTING ROOM, UTILITY & WASHROOM/WC; 4 Double BEDROOMS & 3 BATH/SHOWER ROOMS with Under-floor Heating. HIGHLY RECOMMENDED & ESSENTIAL VIEWING.

Ellerton-on-Swale is a tranquil hamlet served by Ellerton Lakeside Farm Shop & Café & the Ellerton Park outdoor facility - See [www.ellertonpark.com](http://www.ellertonpark.com). Nearby Scorton (2 miles) offers a Post Office, 2 Pubs, a Primary School & a Doctors' Surgery. The historic market towns of Richmond & Northallerton are about 7 & 9 miles respectively – Mainline to LONDON Kings Cross 2 hours 20 minutes.

## ENTRANCE HALL

Oak floor & staircase to first floor.

## WASHROOM/WC

Washbasin, WC & double-glazed window to front.

## INNER HALL 4.33m x 1.99m (14'2" x 6'6")

Oak floor, double-glazed window to rear & door to rear.

## UTILITY/WC 2.81m x 2.14m (9'2" x 7'0")

Wall & floor units with worktop with inset sink & plumbing for washing machine under, ceiling clothes airer, Navien oil boiler (Commissioned 2022 XXXX?) & roof-light.

## Aga KITCHEN, DINING & DAY ROOM (VIEWS) 14.23m x 4.02m (46'8" x 13'2")

A stunning truss beamed & vaulted room comprising:

### Aga KITCHEN (VIEWS)

Extensive range of under-lit Oak wall & floor units with Granite worktops & inset sink. Night-storage Aga, integrated fridge, freezer & dishwasher. Double-glazed windows to sides & open to:

### DINING AREA (VIEWS)

Oak floor & double-glazed door with side screens to outside. Open to:

### DAY ROOM (VIEWS)

Multi-fuel stove, Oak floor & double-glazed windows to sides.

### SITTING ROOM (VIEWS) 6.31m max (5.95m) x 4.32m (20'8" max (19'6") x 14'2")

Impressive brick & stone fireplace with multi-fuel stove, double-glazed window to front & double-glazed door with side screens to outside GREAT VIEWS.

### Ground-floor Double BEDROOM 1. 4.12m x 4.07m min (13'6" x 13'4" min)

Including built-in wardrobes. Double-glazed windows to front & rear & door to:

### EN-SUITE SHOWER ROOM 2.54m x 1.61m (8'3" x 5'3")

Shower cubicle, recessed washbasin & WC. Double-glazed window to rear.

## FIRST FLOOR

### Double BEDROOM 2. 4.12m x (4.21m max) 2.91m (13'6" x (13'9" max) 9'6")

Double-glazed windows to front & rear & door to:

### EN-SUITE SHOWER ROOM 2.15m x 1.18m (7'0" x 3'10")

Full-width shower cubicle, washbasin & WC. Shelved nook & double-glazed window to front.

### Double BEDROOM 3. 4.32m x 3.17m min (14'2" x 10'4" min)

Double-glazed window to rear & 'Jack & Jill' door to:

### BATH/SHOWER ROOM 3.17m x 3.05m (10'4" x 10'0")

Spa-bath, separate steam-shower cubicle, washbasin & inset WC with cupboard.

Down-lighting, towel-radiator, roof-light & double-glazed window to front.

### Double BEDROOM 4. 3.21m x 2.56m (10'6" x 8'4")

Double-glazed window to front.

### BATH/SHOWER ROOM 3.17m x 3.05m (10'4" x 10'0")

See above.

## OUTSIDE FRONT

Cobble brick setts parking with iron gates to further cobble brick setts hard-standing for up to 3 more vehicles. Stone flower/shrub beds, outside lighting, cold water tap & power. Side GARDEN AREA with access to the rear of the:

## WORKSHOPS etc with integral GARAGE & STORE

### WORKSHOP/STUDIO etc 4.14m x 3.76m (13'6" x 12'4")

Ground floor Vestibule with stairs to first floor & door to WORKROOM with worktops & sink.

### First floor WORKSHOP/STUDIO etc 7.08m x 6.17m max (23'2" x 20'2" max)

A vaulted area with washroom & multi-fuel stove.

### STORE 3.77m x 2.00m (12'4" x 6'6")

Double doors.

### Integral GARAGE 6.52m x 3.30m (21'4" x 10'9")

Double doors, double glazed side window, light & power.

### Enclosed SIDE GARDEN (VIEWS)

SOUTH-WEST Facing: Stone flagged & gravelled with small lawn, specimen trees & Pergola (5.20m x 3.66m/ ). Cold water tap & lovely views.

### Enclosed REAR GARDEN

SOUTH-EAST Facing: Stone flagged & gravelled areas with small box-hedged lawn, ornamental pond & outside lighting. Gates to rear.

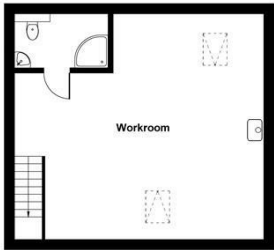
## NOTES

- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: BC
- (4) Communal Septic Tank (Management Company & Service Charges (about £25pcm TBC including communal outside lighting), Mains Water & Electricity.
- (5) Oil Central Heating & Double Glazing



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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OUTBUILDING First Floor



OUTBUILDING Ground Floor



OAK LODGE Ground Floor

OAK LODGE First Floor

### Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 69      | 76        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

**England & Wales**

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (92 plus) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   |         |           |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |           |

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