



North Lodge, Hatkill Lane, Full Sutton
York, East Riding Of Yorkshire YO41 1HN

Guide Price £470,000


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PERSONAL AGENTS

Bishops Personal Agents present to the market this stylish, three-bedroom detached bungalow, with a stable block, fabulous south facing gardens and rear aspect countryside views beyond, situated in the highly sought after charming village of Full Sutton. Welcome to North Lodge! Dating back to the 1860s, this charming, detached property, steeped with character and history throughout, originally one of two lodges and now the last to remain, was built by renowned architect Thomas Pearson for staff to Full Sutton Hall, the feature window to the corner of the building being used as a tollbooth for carriages passing through the village. North Lodge has been updated by the current owner, creating a lovely quality home with a stylish twist and the added addition of some underfloor heating and an electric heat pump, just right for those energy conscious buyers. This family home offers generous accommodation throughout, with a superb finish and will appeal to a variety of buyers, including families, professional couples and those looking to retire. The flexible accommodation comprises: A welcoming entrance porch and hall, which opens into the impressive dining area, with exposed beams and doors leading to the reception rooms. Glass doors lead us to the rear, where we find the living room with double aspect French doors flooding the room with natural light, leading out into the garden and rear views over farmland. To the right, in the heart of the house, we enter the contemporary kitchen breakfast room, with a range of modern fitted white units and a variety of integral appliances. Once again double aspect French doors lead outside. From the inner lobby, there are three well-proportioned bedrooms, the principal with its own kitchenette and a modern en-suite. This space is also perfect to accommodate a family member or a lodger and has been used as a letting annex, with a fitted kitchen and its own en-suite. Onwards from the central hallway, doors lead to two further double bedrooms, a contemporary showroom, separate bathroom and handy utility room completes the ground floor living area. Externally to the front of the house is ample off-street parking, with wrought iron railings and a gates opening to the gardens. The side garden is particularly impressive in size, with an orchard, vegetable plot and wildlife area. There are also two stable blocks, currently used as a workshop and office. This home also enjoys views out to open countryside. To the rear we find lovely gardens with a raised patio area, just right for outside entertaining and for those green fingered buyers, we find established perennials and flowering plants, plus a garden shed. From a shared access to the side, a driveway leads down to a detached garage, perfect as a workshop or for a car/cycle enthusiast. An early internal inspection is highly recommended to fully appreciate the overall size and location on offer. This excellent bungalow will be very popular, so please do arrange to view as soon as possible, not to miss out on this lovely home!

Full Sutton is a rural village located two miles East of Stamford Bridge, a popular village and civil parish on the River Derwent in the East Riding of Yorkshire approximately 7 miles east of York and 22 miles west of Drifffield. Offering a good range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York which can be easily reached by the regular local bus service. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance porch with a composite door. Further door to the hallway. Opening to...

Dining Area

16' 7" x 14' 4" (5.05m x 4.37m)

Double glazed sash windows to front aspect, exposed beams, storage cupboard and radiator*. Doors leading to...

Utility room

Handy utility with plumbing for a washing machine* and the water tank.

Living Room

15' 5" x 10' 8" (4.70m x 3.25m)

Double glazed French doors leading to the rear and side aspects, tv point* and underfloor heating*.



Kitchen/Diner

16' 0" x 14' 5" (4.87m x 4.39m)

A fabulous fitted kitchen with a range of white contemporary wall and base units, incorporating a ceramic sink with mixer taps, integral appliances include a double electric oven*, induction hob*, extractor hood*, dishwasher, space for an upright fridge and freezer*. There is also under unit lighting, down lighting, double glazed French doors and windows to side and rear aspects and underfloor heating.

Bathroom

7' 9" x 3' 3" (2.36m x 0.99m)

Double glazed window to front aspect, free standing bath with mixer tap and shower head attachment and radiator*.

Bedroom 1

12' 10" x 11' 10" (3.91m x 3.60m)

Double glazed French doors to rear aspect and tv point*. Kitchen area with a range of white wall and base units, incorporating a sink with mixer taps, integral appliances include an electric oven*, electric hob*, fridge and freezer*. Quarry tiled floor, ceiling coving and radiator*. Door leading to the en-suite.



En-suite

6' 5" x 5' 9" (1.95m x 1.75m)

A three piece contemporary white suite, comprising walk in shower cubicle with electric shower*, low level wc, wash hand basin with mixer tap, extractor fan*, down lighting and heated radiator*.

Bedroom 2

12' 9" x 11' 7" (3.88m x 3.53m)

Double glazed sash windows to rear and side aspects, tv point* and radiator*.

Bedroom 3

12' 11" x 11' 7" (3.93m x 3.53m)

Double glazed sash windows to corner aspects, built in wardrobes and radiator*.

Shower Room

8' 10" x 7' 10" (2.69m x 2.39m)

A three piece contemporary white suite, comprising walk in shower cubicle with mains shower*, low level wc, wash hand basin with mixer tap, vanity base unit, extractor fan*, double glazed opaque sash windows to front aspect, down lighting and heated towel rail*.



Outside

Externally to the front of the house is ample off-street parking, with wrought iron railings and a gates opening to the gardens. The side garden is particularly impressive in size, with an orchard, vegetable plot and wildlife area. There are also two stable blocks, currently used as a workshop and office. This home also enjoys views out to open countryside. To the rear we find lovely gardens with a raised patio area, just right for outside entertaining and for those green fingered buyers, who like pottering, we find perennials, flowering plants, plus a garden shed. From a shared access to the side, a driveway leads to a detached garage, perfect as a workshop or for a car/cycle enthusiast.

Agents Note

Epc rating D. Council tax band D.

Broadband supplier: Plusnet via BT Line.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Not connected.

Electricity supplier: Fuse Energy.

Everything is heated via the air source heat pump.





Energy performance certificate (EPC)

North Lodge Full Sutton YORK YO41 1HN	Energy rating D	Valid until:	4 April 2033
		Certificate number:	0360-2634-6140-2407-7855

Property type: Detached bungalow

Total floor area: 120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

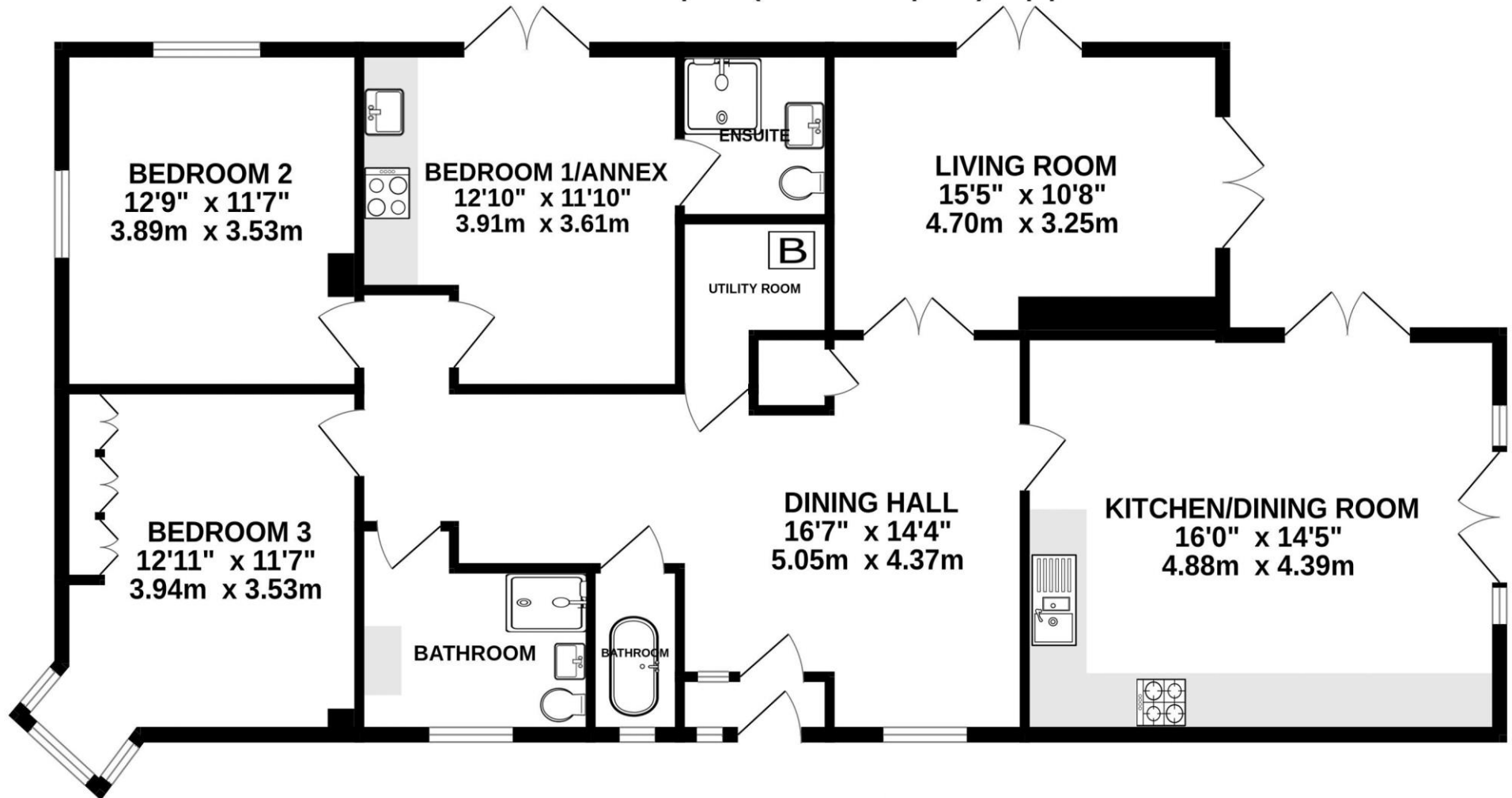
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

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GROUND FLOOR 1348 sq.ft. (125.3 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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