



The Lodge, Ane Road, Tollerton
York, North Yorkshire YO61 1QA

Guide Price £899,950

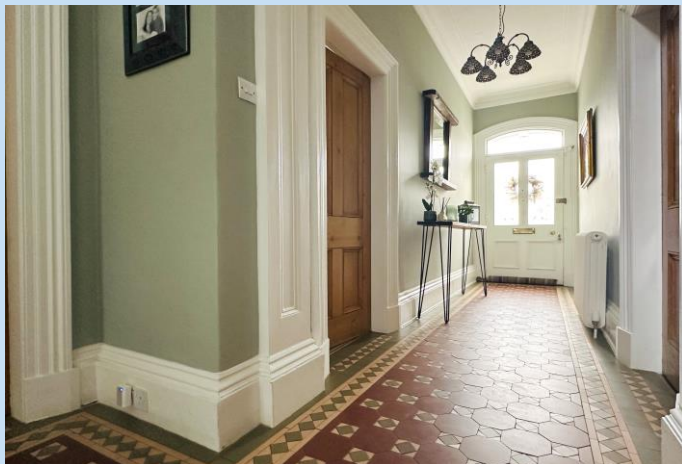

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Bishops Personal Agents present to the market a magnificent five bedroom detached house, with a commanding position overlooking the green, situated in one of York's most sought after village locations in Tollerton. The Lodge is offering the best in village living, dating from around 1890 and is superbly presented and a joy to view, being thoughtfully designed and updated by the current owners, creating a fantastic and impressive home, with a balance of both charming and quality contemporary features throughout. This house does have a wealth of elegant period feature, plus a sense of grandeur and a modern twist. With its fabulous living rooms, feature fireplaces, high ceilings, stylish open plan kitchen living area and a separate annex, this house will be very popular! The accommodation spread over two floors briefly comprises; The front entrance door leads to the hallway with a mosaic tiled floor and winding staircase to the first floor. Doors lead to the reception rooms. To the front on the right, we find the living room with a fabulous original feature fireplace and a wood burning stove, to the left the dining room with a further fireplace, perfect for dinner parties. Onwards to the rear we find a sitting room and a handy boot room for rear access. While also to the rear we find the fabulous open plan living space with a contemporary kitchen, with an Aga and island, which in turn, opens to the living area with sky lights, basking the room with natural light and sliding doors leading to the garden. To further enhance the ground floor we also find a utility room, pantry and downstairs cloakroom.

From the landing we find four bedrooms, the principal with its own dressing room, built in wardrobes and a contemporary en-suite showeroom, Two of the bedrooms have feature cast iron fireplaces. The house also has a further contemporary bathroom. Outside to the front we find the forecourt with wrought iron railings leading to the house, while to the side we find double timber gates giving access to a block paved courtyard, with ample secure parking for several cars. There is also a double garage/workshop perfect for a car enthusiast. The walled and fenced gardens are laid to lawn with fruit trees. Paved patio areas and a covered area with a stove and hot tub, are found for outside entertaining along with a cycle store.

To further compliment the house we find an attached annex, perfect for visitors or accommodating a relative. Currently used as a pub, living area's and offices. This building could be perfect as an air bnb, as it is separate from the main house. In summary, this lovely home in the very popular Tollerton village provides an exceptional opportunity to secure a property that is full of charm and character. The property will also particularly appeal to those for whom location within this popular area is crucial. The property is ideally placed for the commuter, lying approximately nine miles from York city centre and within easy reach of the York outer ring road and the local towns of Easingwold and Boroughbridge. An early internal inspection is highly recommended to fully appreciate this fabulous home!

Tollerton is a pretty village only 8 miles north of York and 4 miles from the busy town of Easingwold and is on the local bus route. It sits within the boundaries of the royal forest of Galtres and is mentioned in the Domesday Book (1066). It is in catchment for an outstanding state school as well as near to some excellent independent schools. The village has 2 public houses, an award winning shop with deli and post office, a tea room and takeaway. An active and friendly community holding many events through the year and is also well placed for access on the A19 and for commuting into York. 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 door to the hallway, mosaic tiled floor, ceiling cornice, ceiling rose, corbels and radiators*. Stairs to the first floor landing. Doors leading to...

Living Room

15' 4" x 15' 3" (4.67m x 4.64m)

Double glazed sash windows to front aspect with shutters, ceiling cornice, ceiling rose and picture rail, feature marble fireplace with wood burning stove*, alcove cupboards, tv point* and radiator*.

Dining Room

15' 3" x 15' 1" (4.64m x 4.59m)

Double glazed sash windows to front aspect with shutters, ceiling cornice, ceiling rose and picture rail, feature cast iron fireplace with open grate and radiator*.

Sitting Room

13' 4" x 12' 8" (4.06m x 3.86m)

Double glazed window to rear aspect, ceiling cornice, picture rail, feature ornate cast iron fire fireplace, telephone point* and radiator*.



Kitchen/Diner/Living Area

29' 1" x 15' 1" (8.86m x 4.59m)

A fabulous fitted kitchen with a range of contemporary wall and base units with matching granite worktops over, central island incorporating a Belfast sink with mixer taps, integral appliances include an electric Aga, dishwasher*, wine cooler*, space for an American style fridge freezer, down lighting and underfloor heating. There is also a feature original working stove. Opening to the fabulous sitting area with sky lights, tv point* and double glazed windows and sliding doors leading to the garden. Door leading to...

Utility/Pantry and Cloakroom

To compliment the kitchen, we find a handy utility room with a range of base units with a ceramic hob, electric oven*, plumbing for a washing machine*, down lighting and doors to both the pantry and a downstairs cloakroom with an airing cupboard housing the wall mounted boiler*.

First Floor Landing

Original stained glass sash window to rear spect, ceiling cornice, corbels and access to the loft. Doors leading to...



Bedroom 1

15' 5" x 13' 8" (4.70m x 4.16m)

Double glazed window to front aspect with shutters, feature ornate cast iron fireplace, alcove wardrobes, tv point* and radiator*. Door leading to...

Dressing Room

Double glazed sash windows to side aspect, built in wardrobes and radiator*. Door leading to...

En-suite

7' 11" x 7' 6" (2.41m x 2.28m)

Stunning en-suite with a white three piece suite comprising: Walk in shower with mains shower, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, double glazed sash window to rear aspect, down lighting and radiator*.

Bedroom 2

15' 4" x 12' 10" (4.67m x 3.91m)

Double glazed window to front aspect with shutters, feature ornate cast iron fireplace, built in wardrobes, tv point* and radiator*.



Bedroom 3

13' 8" x 12' 9" (4.16m x 3.88m)

Double glazed window to side and rear aspects with blinds, built in wardrobes, tv point* and radiator*.

Bedroom 4

11' 5" x 8' 10" (3.48m x 2.69m)

Double glazed window to front aspect with shutters and radiator*.

Bathroom

13' 7" x 6' 2" (4.14m x 1.88m)

Stunning bathroom with a white four piece suite comprising: Freestanding bath with mixer taps and shower head attachment, walk-in shower with mains shower*, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, double glazed sash window to rear aspect, down lighting and heated towel rail*.

Outside

To the front we find wrought iron walled forecourt leading to the front door. To the side of the property is gated block paved driveway providing ample off street parking leading to the double garage. The walled and fenced gardens are laid to lawn with fruit trees. Paved patio areas and covered area with a stove* and hot tub*, perfect for outside entertaining compliments the garden along with a cycle store.

Annex

To compliment the house, we find an attached annex currently used as a pub, living area and offices. Downstairs we find a bar with stairs leading to the top floor. From the spacious landing, we find a separate office, bedroom with a walk in wardrobe and a bathroom. There is also a store that could be converted into a kitchen. This building could be perfect as an air bnb or for a family member to live separate from the main house.





Energy performance certificate (EPC)

The Lodge
Aine Road
Tollerton
YORK
YO61 1QA

Energy rating

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Valid until:

13 November 2033

Certificate number:

9330-2948-6390-2007-7215

Property type

Detached house

Total floor area

237 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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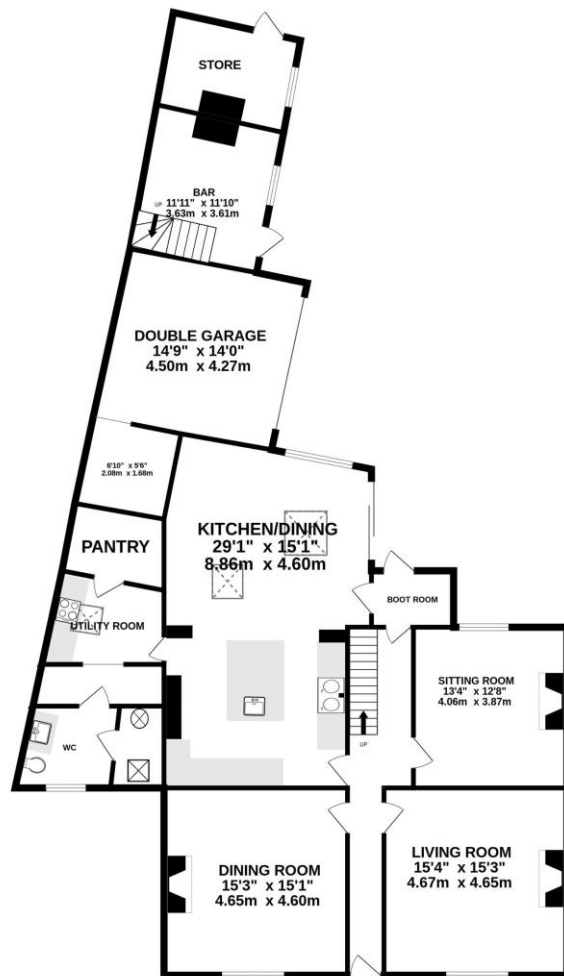
13 Grayshon Drive York North Yorkshire YO26 5RG

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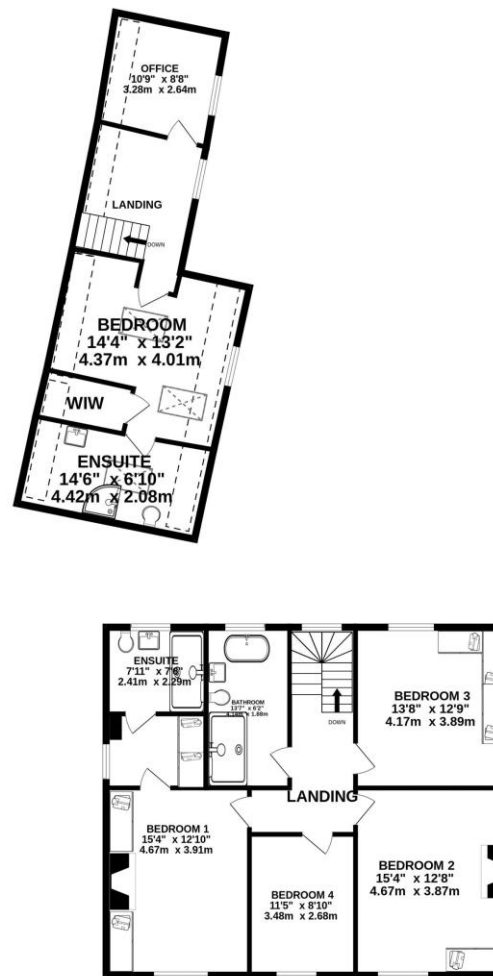
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3173sq.ft. (294.8 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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