

HOLME LODGE



HOLME ON SWALE | THIRSK | NORTH YORKSHIRE | YO7 4JE



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Thirsk 7 miles, Ripon 9 miles, Northallerton 12 miles, Bedale 10 miles (all distances approximate)

*A glorious and very interesting Georgian family home located in beautiful
North Yorkshire countryside.*

CROFT

RESIDENTIAL

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ACCOMMODATION AND AMENITIES

Ground Floor

Entrance hall, drawing room, living room, breakfast kitchen, dining room, study and cloakroom.

First Floor:

Main bedroom with dressing room, three further double bedrooms, house bathroom and laundry room.

Second Floor:

Two double bedrooms, space for an occasional bedroom, and shower room.

Lower Ground Floor:

Large office, garden room, second office, cloakroom w.c., two cellars, wine cellar and workshop. .

Outside:

Walled garden, coach house with garden room, stables, potting shed and workshop.

In all circa 5acres





INTRODUCTION

Holme Lodge is a delightful Grade II listed Georgian property located in the heart of North Yorkshire. The property is presented very well and throughout the house is an abundance of character and charm. The principal reception rooms have wood burning stoves set within the fine Adam style fireplaces and long Georgian shuttered windows that look out onto the landscaped garden.

The dining room leads onto a balcony with views across the old tennis court lawn and to the coach house and walled garden.

The first floor has the main bedroom with dressing room, three further double bedrooms, a large family bathroom, shower room and the laundry room.

The top floor has two further double bedrooms, with the occasional third, and also a good sized shower room.

On the lower ground floor there are three rooms to include offices and reception room with a private entrance accessed from the courtyard garden. There is a utility room and w.c. and behind the office there are a series of cellars and workshop.

Outside, the property has a walled garden with an old coach house, stables and out buildings. These buildings could offer scope for further development provided the necessary planning permission was in place. Planted in the garden are a number of mature trees to include a Fig tree, a Peach tree, Black Walnut tree, Medlar tree and 600 year old Yew trees. In addition, there is an orchard, a woodland with Ha -Ha, Koi pond, a rose walk and a Laburnum Arch. Woodland lies to the front of the property with a wildlife pond. Winter affords the joy of snowdrops, aconites, daffodils, and bluebells. Cherry blossoms abound throughout the grounds.

In all, Holme Lodge is a beautiful family home sitting in approximately 5 acres of gardens and grounds.





ENVRIIONS

Holme on Swale is located between the market towns of Ripon and Thirsk, both having a wide choice of shops including multiple supermarkets and weekly markets. There is great public transport service from Ripon and Thirsk connecting to Leeds, Harrogate a York. There is an excellent train service from Thirsk to London which takes 2hours 20 minutes with a single stop at York.





ADDITIONAL INFORMATION

Services

We are advised that the property has mains electric, water and sewerage. The heating is fuelled by an oil fired boiler.

Local Authority

Hambleton District Council
Civic Centre
Stonecross Rotary Way,
Northallerton
DL6 2UU

01609 779977

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

Traveling from Thirsk through Carlton Miniott and Skipton on Swale, follow the sign posts leading to Sinderby. Travel through the village of Sinderby and take a right hand turn sign posted Holme. After 100 metres take first turning on the left, Turn immediately right into gravel driveway leading you to Holme Lodge.

Viewing

Strictly through the selling agent.

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Pavilion 2000
Amy Johnson Way
York
YO30 4XT

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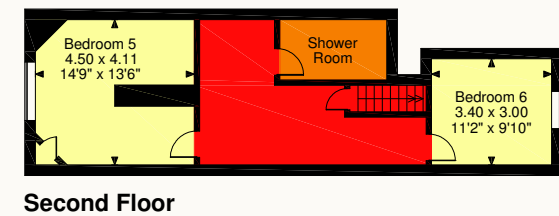
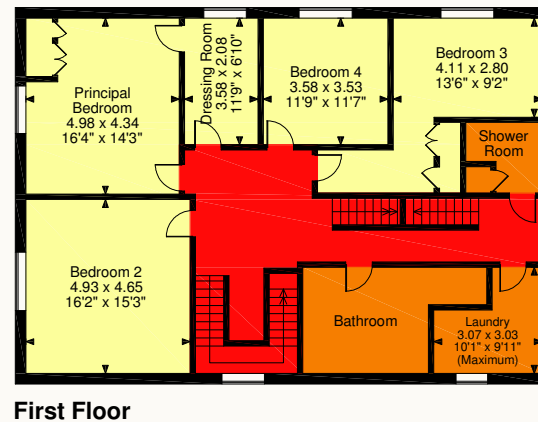
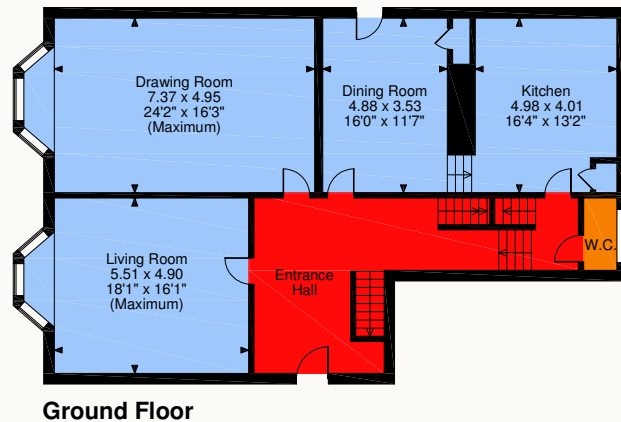
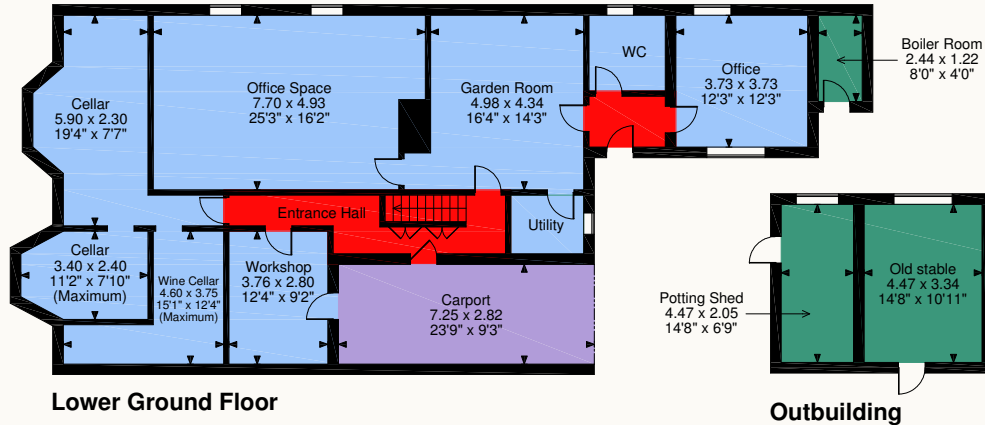
HOLME LODGE, HOLME ON SWALE, THIRSK

Approximate Gross Internal Area

Main House = 5268 Sq Ft/489 Sq M

Garage & Carport = 367 Sq Ft/34 Sq M

Outbuilding = 1525 Sq Ft/142 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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