

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Grimston Lodge Moor Lane, Gilling East, York, YO62 4HR

£650,000

- Delightfully located former coach house
- High presentation throughout
- Highly sought after location
- In the heart of the Howardian Hills
- Oil fired central heating
- Offered with no onward chain
- Separate holiday let business
- Standing in approx 1 acre

20 Birdgate, Pickering, YO18 7AL - 01751 476 900  
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

malton@markstephensons.co.uk  
<http://www.markstephensons.co.uk>

# Grimston Lodge Moor Lane, Gilling East YO62 4HR

A delightful stone and slate three bedroom home superbly appointed throughout standing in grounds of approx 1 acre together with separate holiday let known as Whootin Owl Barn - a highly successful established business with many forward bookings into 2024. Set in the heart of the Howardian Hills Grimston Lodge is located just outside of the village of Gilling East and is offered for sale with the benefit of having no onward chain. An excellent opportunity for those wishing to live in an idyllic rural location together with an excellent business with high occupancy rates.



Council Tax Band: E



### General information

Grimston Lodge enjoys a tranquil edge of village position within an Area of Outstanding Natural Beauty. The pretty village of East Gilling lies on the B1363 road between York and Helmsley. It has a range of facilities including The Fairfax Arms pub, a village hall, playground, miniature railway and two churches. Ampleforth College lies close by and there are easy connections to the A1M, M1, A19 and Leeds Bradford Airport.

### Whootin Owl Barn/business

The 12 month period to 11th March 2024 saw a turnover of approx £40,000. The owners are prepared to include furnishings, fixtures etc which allows for an exceptional 'turn key' opportunity. There are numerous forward bookings for the remainder of 2024. Details of the listing showing current rates/occupancy and ongoing bookings can be found at [Airbnb.com/h/whootinowlbarn](https://airbnb.com/h/whootinowlbarn)

### Entrance hallway

Door to front aspect, windows to side aspect, tiled flooring, exposed stone wall, cast iron radiator and power points.

### Services

Grimston Lodge. Mains electricity and water, oil fired central heating to radiators, LPG gas for cooker in kitchen.

Whootin Owl Barn. Mains electricity and water. Under floor heating from an independent oil fired boiler.

Septic tank drainage.

### Sitting/dining room

Windows to front and side aspects, substantial log burning stove, wood flooring, cast iron radiator, TV point, power points and stairs to galleried landing.

### Kitchen

Window to side aspect, door to front aspect, tiled floor, range of wall and base units and work tops, tiled splashback, plumbed for washing machine, integrated dishwasher, sink and drainer unit, space for fridge/freezer, range cooker, radiator and power points.

### Bedroom 1

Window to the side aspect, power points and radiator.

### Bedroom 2

Single bedroom with tall ceiling, window to side aspect, radiator and power points.

### Bathroom (ground floor)

Window to rear aspect, tiled flooring, bath with shower above, sink and vanity unit, low flush WC, radiator.

### First floor mezzanine

Galleried landing, Velux windows.

### Study

Window to side aspect, Velux window, power point and radiator.

### Bedroom (first floor)

Window to side aspect, Velux windows and radiator.

### Whootin Owl Barn

### Kitchen

With a range of wall and base units with work top work surfaces, tiled splashback, sink and drainer unit, fridge/ freezer, electric oven, electric hob, extractor fan and power points.

#### Shower/wet room

Tiled flooring, walk-in shower, low flush WC and wash hand basin with vanity unit.

#### Sitting/living room

Window to front aspect, bi-fold doors to front and side aspect allowing access to deck with views of woodland, stairs leading to the first floor, TV point, radiator and power points.

#### First floor landing

Stairs leading from ground floor and velux window.

#### First floor bedroom

Velux windows, spotlights and underfloor heating.

#### Workshop/store

Barn doors, power, light and houses Combi boiler.

#### Outside/gardens

In addition to lawned gardens to both the front and side elevations of the main house providing expansive views over fields to the north and east, the property also includes a generous plot of ancient woodland directly overlooked by Whootin Owl Barn, which helps to enhance the secluded and private nature of the property.

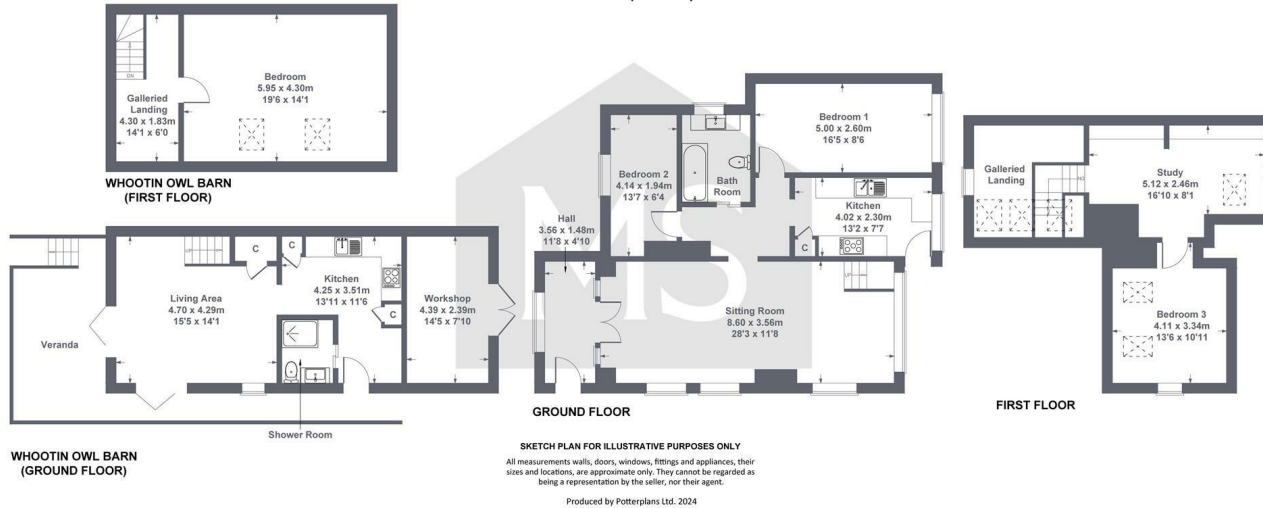
#### Parking

Turning in from the road there is parking for Grimston Lodge and separate provision for Whootin Owl Barn.





Approximate Gross Internal Floor Area  
 Main House : 1281 sq ft - 119 sq m  
 Whootin Owl Barn : 753 sq ft - 70 sq m  
 Workshop : 108 sq ft - 10 sq m  
 Total : 2142 sq ft - 199 sq m



## Directions

Head out of the village of Gilling East towards York, soon after at a triangle of grass bear off at the name plate "Grimston" After a few hundred metres the property can be found on the right hand side.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	