



Everingham, York, YO42 4JD

## Guide Price £1,125,000

Newton Lodge is a substantial family home with circa 4500 sqft of internal accommodation, located in Everingham, one of East Yorkshires most desirable villages. Not only do you have an abundance of space within the property itself but there is also a detached garage with a large home office above, an enclosed outside kitchen within the garden that is perfect for entertaining guests and a paddock with mature trees, the perfect addition if you are looking to own livestock or just want space for children to explore. The property was built in 2004, boasting a fusion of both individual rooms and open plan living spaces. The vendors clever design and use of glass throughout the property allows natural light to enter every room, a feature that will surely appeal to the most discerning of purchasers. The property benefits from underfloor heating and has been fitted with the highest quality materials. There are so very few houses of this nature within the area, that a viewing is highly recommended to fully appreciate everything that it has to offer.

As you enter the property you find yourself in an impressive entrance hall with a bespoke oak built staircase leading to the first floor. There is Travertine tiled flooring and a lovely stone fireplace to the right hand side. There is a substantial home office on the left which leads into the gym. This wing of the property could be utilised as a snug as there is a fire within the home office and the gym could be used as a games room if so desired. To the other side of the property there is a formal living room with an open fire at its centre. The next room is a snug, this room has a log burner, a lovely addition for the colder winter months. The snug has a large window to its rear that allows natural light to flood the room. There are external sliding shutters that can be closed if you require a more cosy feel.

Moving through into the kitchen it is hard not be impressed by the sheer size and quality of what is on offer. The room is currently split into three separate parts, the kitchen, a formal dining area and a living space. The kitchen is at the rear with a large L shaped granite worktop that incorporates a double Belfast sink and an impressive stainless steel Rangemaster cooker. There is a substantial central island that incorporates a stainless steel sink and doubles up as a breakfast bar. To the rear of the kitchen is a large utility room with space for white goods and a separate cloakroom with w/c and hand basin. Beyond is the annex which comprises of a kitchen/dining/ living area, two double bedrooms and a bathroom. This a great space that could be used for dual family living or for Air B&B.

To the first floor you will find a galleried landing which has been fitted with oak flooring. The master bedroom is substantial with built in wardrobes to two sides. This bedroom is complimented by a large en-suite comprising of his/her hand basins, a jacuzzi bath at the far end, a walk in double shower, low level w/c and chrome heated towel rail. There are three further double bedrooms, all with built in storage and en-suites facilities.

Externally there are three distinct areas, the enclosed courtyard, formal gardens and the paddock that lies to the front of the property. There is an abundance of space for parking within the courtyard itself, whilst a substantial double garage with electric doors provides covered parking. A home office can be found above the garage, an addition that will appeal to so many purchasers. There are two sets of electric gates, one to the front of the courtyard, the other at the end of the shared driveway. The formal garden is stunning with a mixture of mature trees, shrubs and vibrant flowers. A Koi pond sits at the heart of the garden, below a lovely rockery with a water feature incorporated. Adjacent is the outdoor kitchen/garden room which has been fitted with fridge, dishwasher and hand basin. The paddock to the front is a good size, so provides privacy from the main street.





**A SUBSTANTIAL AND IMPRESSIVE FAMILY HOME WITH A PADDOCK**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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>		
Not energy efficient - higher running costs			
		68	74
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Oil fired central heating. Mains water, electric & drainage



Address:  
Reference: 601

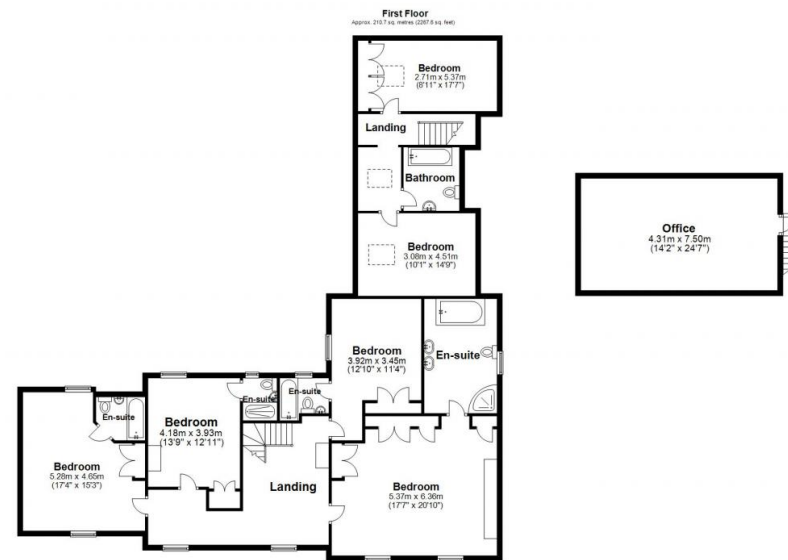


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Total area approx. 463.9 sq. metres (5316.0 sq. feet)  
All floorplans and measurements are provided for information purposes only. Plans should not be relied upon or used as evidence.  
Plans produced using Planific.

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