

LANCASTER  
SAMMS

Mulberry  
Lodge

Mulberry Lodge, Melbourne

York

£695,000





**Mulberry Lodge is a stunning, and much upgraded detached house with spectacular views of open fields to both the front and rear.**

Owned from new, the property has benefitted from a number of further improvements including the addition of a superb garden room extension with dual bi-folding doors onto the garden.

Accessed via an electronically operated aluminium gate and large gravelled driveway, this sympathetically built in 2020 forms part of a small and luxurious, linear new build development and offers generous, light, and airy living space. Situated in Melbourne, a popular, peaceful rural village on the eastern outskirts of the City of York, Mulberry Lodge

An inviting oak laminated hallway, with cloakroom/WC, and two storage cupboards, leads to a spacious and comfortable carpeted lounge with central contemporary log burner and French doors into the dining area.

Continuing from the hallway to the rear of the property is an exquisite open plan living space that is flooded with natural light from the glass atrium (with remote blind) and dual bi-fold windows and doors. This area offers a stylish and high specification kitchen with a large kitchen island, NEFF appliances, a double butler sink with instant hot water tap, and quartz worktops.

This attractive space has been thoughtfully decorated to complement the exceptional external views of a large garden, additionally acquired paddock area and open fields, that can be enjoyed from the kitchen, dining, or garden room areas. Additionally, to the ground floor off the kitchen is a separate utility room with matching units, sink, provision for washer/dryer and courtesy door to side.

The patio with substantial gazebo for year round use, is accessed via French doors from the garden room which, along with the bi-folds can be thrown open to enjoy the south facing garden, perfect for entertaining and family life.

Upstairs are four large double bedrooms all of which have views of fields and quality wool carpets. The spacious principal bedroom has an attractive tiled ensuite bathroom with an LED anti fog mirror and large rain shower. The main bathroom has an equally stylish suite and mirror, with a separate bath and shower cubicle.

Externally, in addition to the superb far reaching views, front and rear garden, paddock, and large gravelled driveway, the property has a large double garage to the front with electronic roller doors. The well maintained lawned garden and paddock area have the addition of carefully selected trees and shrubs, plus the addition of an ornamental pond with rock garden. In addition is a good sized timber shed/workshop.

Tenure: Freehold

















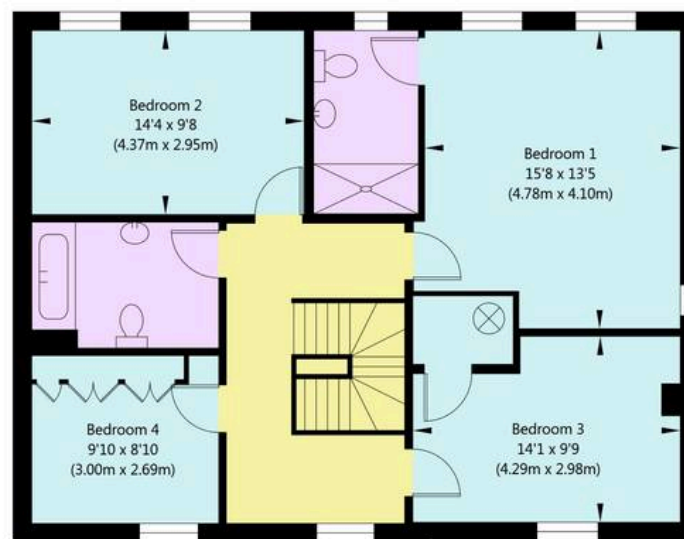




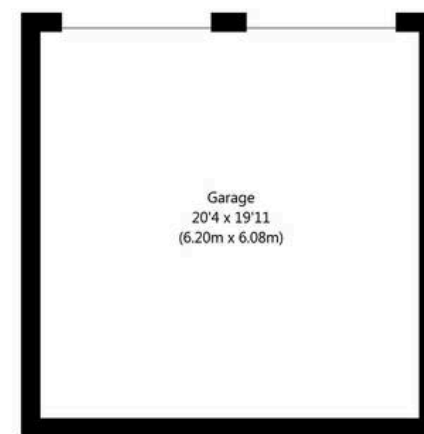
# Mulberry Lodge , Main Street , Melbourne , York, YO42 4QQ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1115 SQ FT / 103.61 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 883 SQ FT / 82.07 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1998 SQ FT / 185.68 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

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