



**SOUTH LODGE FARM  
SNAINTON, NORTH YORKSHIRE**

**Cundalls**



## SOUTH LODGE FARM

GREEN LANE

SNAINTON, NORTH YORKSHIRE

YO13 9BL

*Scarborough 9.5 miles Malton 13 miles, York 38 miles, Leeds 63 miles (all distances are approximate)*

**A handsome double fronted farmhouse with attractive and versatile accommodation, Together with a separate, newly converted one bedroom cottage set in its own grounds with garden and parking. In all set within almost an acre of land and grounds, located in a quiet edge of village position.**

- **House Accommodation:** 2,775 square feet in total.  
Entrance Hall – Cloakroom – Study – Office/Ground Floor Bedroom – Kitchen with bespoke cabinetry – Orangery - Sitting Room – Dining Room. Three first floor double bedrooms – one with en-suite bathroom. Main house bathroom and adjoining hobby room/Bedroom 4.
- **Detached Cottage:** Newly converted detached, one bedroom stone cottage with permission for full residential occupancy, independent from South Lodge Farm
- **Garden and Ground:** Attractively landscaped grounds to the three sides. Ample off-street parking.
- **Land & Buildings:** Grass paddock amounting to 0.5 acres. Substantial detached timber stable range, with loose boxes , tack and feed stores. Barn with power, light and water. Ideal for those with equestrian or smallholding interests.

**GUIDE PRICE AS A WHOLE £895,000**

## DESCRIPTION

South Lodge Farm offers an immensely versatile range of accommodation with the main house providing 2,234 square feet, which could easily be subdivided to create an independent suite of ground floor rooms. Within the grounds is a sizable stone dwelling, newly converted from a substantial garage to create a one-bedroom property with full residential occupancy, adding further flexibility to the main house as accommodation for a dependant, but equally has planning permission to be sold off separately to the house if required.

Attractively appointed throughout, the house currently provides the following accommodation. Farmhouse style kitchen fitted with a range of high-quality bespoke units with integrated appliances, utility room with cloak, study/ground floor bedroom and snug/home office. Two front facing reception rooms and a large, south facing orangery with doors from both the kitchen and dining room and a lovely outlook across the garden and French doors which open onto the terrace. On the first floor are three large bedrooms, one with an en-suite, further house bathroom with an adjoining fourth bedroom/ hobby room.

The gardens have been beautifully landscaped, with a parterre style scheme of planting featuring beech trees and banks of lavender and herbaceous shrubs intersected by pathways. Large stone flagged terrace and a pretty cottage style garden to the front.

To the far end stands a substantial timber stable block and barn. Beyond lies a grass paddock of 0.5 acres. There is plenty of parking to be found by the stable and on the driveway off Green Lane.

## LOCATION

Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village has an active community with numerous organisations. Amongst its facilities are a medical centre, noted pub and restaurant, village church, post office and fish and chip shop. Together with a number of established businesses serving the community. Education is provided by a primary school, and an active pre-school play group. Both of which are close to the village hall and playing fields and refurbished play area. There is easy access from the village to Malton and Seamer, where there are railway stations and links to the main line network.

## ACCOMMODATION

### INNER LOBBY

Limestone floor. Radiator.

### KITCHEN / BREAKFAST ROOM

7.2m (23'7") x 3.6m (max) (11'10")

Range of joiner-built kitchen cabinets by Mark Wilkinson, with granite work surfaces incorporating a single drainer sink unit. Range of Miele appliances including a four-ring induction hob with extractor hood, fan-assisted oven, microwave, coffee machine, and dishwasher. Two oven, gas fired Rayburn. Limestone floor. Casement window with plantation shutters.



### CONSERVATORY

3.4m (11'2") x 3.0m (9'10")

French doors onto the garden. Underfloor heating.

### GARDEN ROOM

4.5m (14'9") x 4.2m (13'9")

French doors opening onto the garden. Underfloor heating.



#### DINING ROOM

4.9m (16'1") x 3.8m (12'6")

Cast iron multi-fuel stove set on a granite hearth. Casement window to the front with plantation shutters. Radiator.



#### SITTING ROOM

4.9m (16'1") x 3.6m (11'10")

Cast iron multi-fuel stove set on a brick hearth. Television point. Casement windows to the front and side, both with plantation shutters. Radiator.



#### UTILITY / CLOAKROOM

2.0m (6'7") x 1.7m (5'7")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Vaillant gas fired central heating boiler. Low flush WC.

#### SNUG / GROUND FLOOR BEDROOM

3.5m (11'6")x 2.7m (8'10")

Casement window with plantation shutters. Radiator. Door leading through to;

#### OFFICE

3.2m (10'6") x 1.8m (5'11")

Telephone point. Two casement windows. Radiator.



#### FRONT HALL

Staircase to the first floor.

#### FIRST FLOOR

##### LANDING

Airing cupboard housing the hot water cylinder.

##### BEDROOM ONE

4.9m (16'1")x 3.6m (11'10")

Casement windows to the front and side, both with plantation shutters. Two radiators.



##### EN-SUITE BATHROOM

3.6m (11'10") x 3.0m (max) (9'10")

White, Villeroy & Bosch suite comprising jacuzzi bath, walk-in shower cubicle, wash basin and low flush WC. Panelled walls. Extractor fan. Tiled floor with underfloor heating. Casement window to the front with plantation shutters. Heated towel rail/radiator.

##### BEDROOM TWO

3.7m (12'2") x 3.5m (11'6")

Casement window to the side with plantation shutters. Radiator. Door leading through to;



#### BATHROOM & WC

3.2m (10'2") x 2.0m (6'7"0

White suite comprising bath, wash basin and low flush WC. Tiled walls and floor. Velux roof light. Radiator. Door leading through to;

#### OCCASIONAL BEDROOM FOUR

3.5m (11'6") x 2.3m (7'7")

Casement window to the rear. Radiator.



#### HOUSE SHOWER ROOM

2.5m (8'2") x 1.7m (5'7")

White Villeroy & Bosch suite comprising walk-in shower cubicle, wash basin and low flush WC. Tiled floor with underfloor heating. Fully tiled walls. Casement window to the side. Heated towel rail.

#### BEDROOM THREE

3.7m (12'2") x 3.2m (10'6")

Casement window to the side with plantation shutters. Radiator.



## THE COTTAGE

### OPEN-PLAN KITCHEN / LIVING ROOM

6.3m (20'8") x 5.3m (max) (17'5")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Ceramic hob with extractor hood above, and electric oven. Integrated microwave and dishwasher. Television point. Staircase to the first floor. Casement window to the front and door to the side. Two radiators.

### FIRST FLOOR

#### DOUBLE BEDROOM

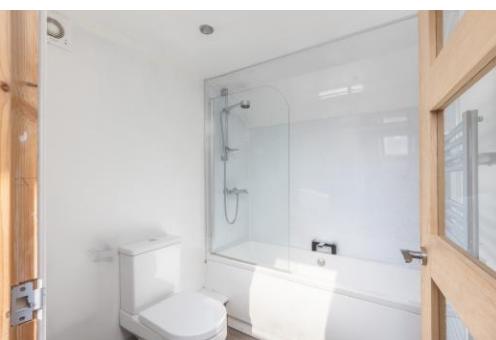
5.3m (17'5") x 4.5m (min) (14'9")

Oak floor. Cupboard housing the gas fired combi boiler. Casement window to the rear. Two Velux roof lights. Two radiators.

#### EN-SUITE BATHROOM

2.1m (6'11") x 1.7m (min) (5'7")

White suite comprising bath with shower over, wash basin with vanity unit, and low flush WC. Extractor fan. Heated towel rail.



## OUTSIDE – GARDEN & LAND

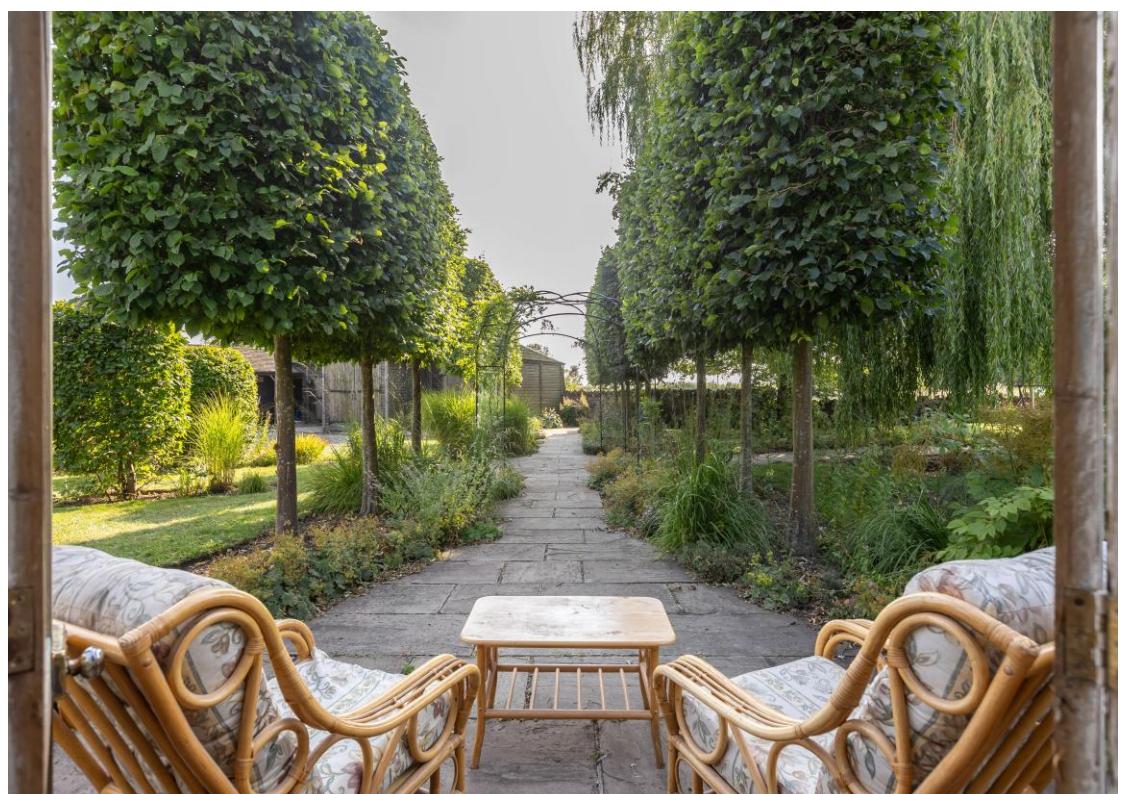
The property is situated in very attractive landscaped gardens and grounds, with a sunny and open southwest facing aspect. Access is via Green Lane and opens onto a broad driveway, with an additional access serving the barn and land.

The property in all amounts to approximately 0.8 acres which includes the gardens, grounds and parking, and a post and rail holding paddock immediately to the south of the property amounting to around 0.5 acres. The land comprises a single field, south facing field of permanent pasture which is well fenced and with a water supply.



### STABLE BLOCK & BARN

A substantial timber stable block stands between the garden and the land. Comprising stable range with loose boxes, stores and a large hay barn. An area of hard standing stands to its immediate rear. There is electric and water to the buildings.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

### BOUNDARIES

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The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### ENERGY PERFORMANCE CERTIFICATE

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An EPC has been prepared for South Lodge Farm and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Current D/68 Potential B/91

### METHOD OF SALE

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The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk).

### GENERAL INFORMATION

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Services:	Mains gas, drainage, electric & water
Planning:	Scarborough Borough Council
Council Tax:	Band F
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Please Note:	The detached, one bedroom stone cottage has permission for full residential occupancy, independent from South Lodge Farm – subject to satisfying the outstanding planning consents (22/02246/FL)

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

