LADY CARR LODGE

Easingwold, York



LADY CARR LODGE

Superb country house just outside Easingwold with a range of outbuildings and surrounded by over five acres

Easingwold 1 mile • Stillington 2½ miles • York and Thirsk 12 miles
A1(M) 13 miles

House: entrance and staircase hall • cloakroom • kitchen/ breakfast room and dining/family room with pantry • 2 reception rooms • study • utility room • ground floor shower room.

Principal bedroom suite with bathroom and dressing room • 5 further bedrooms (3 with en suite bathrooms) • shower room

Annexe: kitchen/dining room • utility room • sitting room • ground floor shower room • 2 bedrooms (1 with en suite bathroom)

Integral 3-bay garage • 4-bay car port • store • workshop • shed

Gardens and grounds

In all 5.1 acres

For Sale Freehold

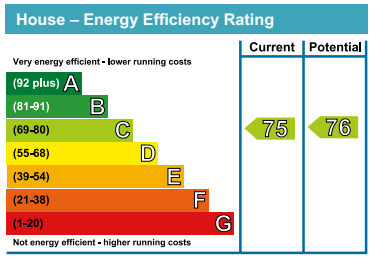
Blenkin & Co

ESTABLISHED 1992

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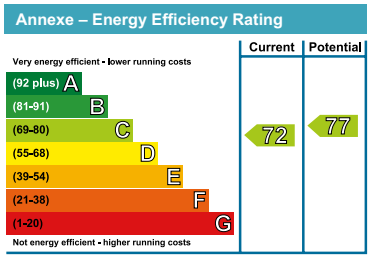
Approximate Gross Internal Floor Area

Main House (Excluding Garage) - 568 Sq M / 6,114 Sq Ft

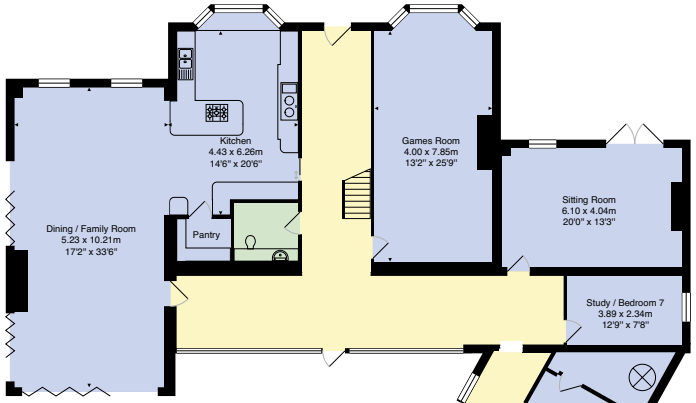
Annexe - 111Sq M / 1,194 Sq Ft

Total - 1,013 Sq M / 10,904 Sq FT

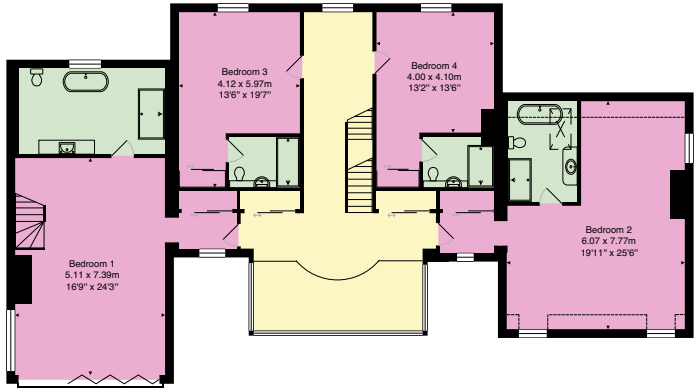
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



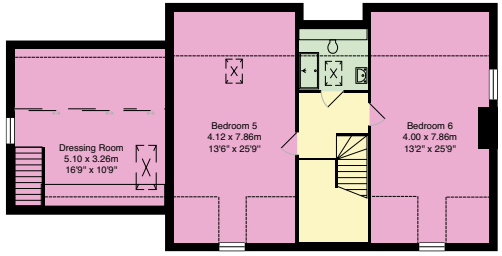
Main House Ground Floor - (Excluding Garage)
Area: 248.3 m² ... 2673 ft²

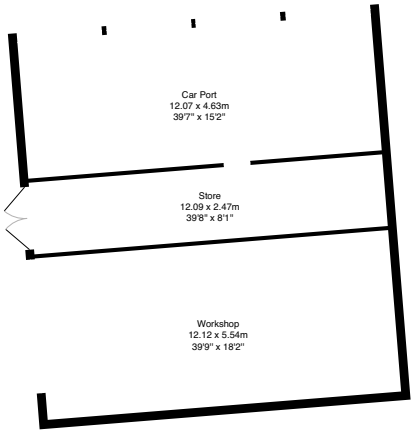


Main House First Floor
Area: 208.0 m² ... 2239 ft²

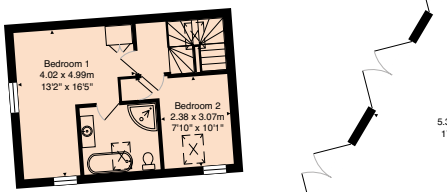


Main House Second Floor
Area: 111.8 m² ... 1203 ft²

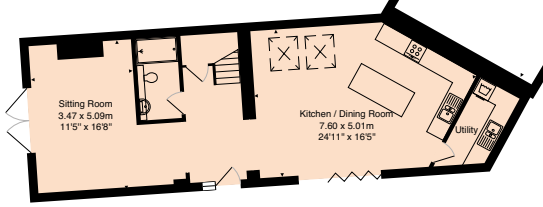




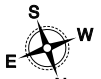
Car Port & Workshop
Area: 156.1 m² ... 1680 ft²



Annexe First Floor
Area: 35.8 m² ... 385 ft²

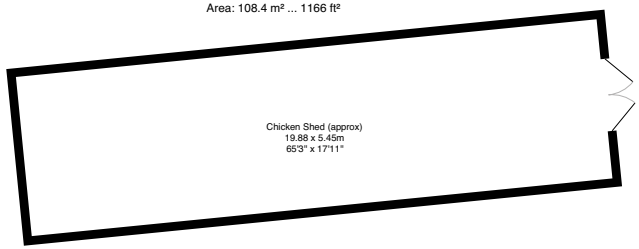


Annexe Ground Floor
Area: 75.2 m² ... 809 ft²





Chicken Barn
Area: 108.4 m² ... 1166 ft²



City Country Coast

This outstanding country house stands in just over five acres of private grounds, in open countryside on the edge of the market town of Easingwold, with views towards the historic hilltop village of Crayke. The property originated as a nineteenth-century farmhouse, forming part of a dairy farm, and in 2012 the house was entirely rebuilt using its original bricks, following the original footprint and incorporating reclaimed materials. The result is a bespoke, energy-efficient home combining high-quality contemporary services and finishes with traditional detailing, substantial oak beams and a wealth of character.

- Country house with range of ancillary buildings and land
- Superbly situated just outside Easingwold
- Principal house extends to some 6000 sq ft over 3 floors
- Annexe extending to nearly 1200 sq ft
- Bespoke, high quality finishes throughout
- Gardens and grounds total 5.1 acres
- Generous garaging options and outbuildings
- Private and discreet setting with no immediate neighbour



Tenure: Freehold

EPC Rating: House C, Annexe C

Council Tax Band: G

Services & Systems: Mains electricity and water. Underfloor heating. Bio-mass boiler. Private drainage. Rainwater harvesting system with automated supply to all WCs. Fibre broadband. Annexe has oil-fired heating. CCTV

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:
North Yorkshire Council,
www.northyorks.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.









The classically proportioned, double-fronted principal elevation of Lady Carr Lodge, with its two-bay arrangement, presents a traditional face to the approach, while the rear is distinguished by a contemporary double-height oak-framed elevation. This dramatic architectural feature creates a light-filled hall and galleried landing, with extensive glazing bringing views of the surrounding countryside deep into the house.

The interiors combine bespoke joinery with distinctive architectural features, including curved walls and an extensive use of solid oak for ceiling beams, lintels, the turning staircase and the galleried landing, with original York stone flags in the hall. The landing is enclosed by a sweeping curved balustrade, its shaped oak handrail following the curve above slender iron spindles. Smart motion-sensor lighting and low-level courtesy lighting have been discreetly incorporated.

The carefully considered layout uses wide internal doorways, bifold doors, bay windows and sash windows to draw natural light through the principal rooms. Mellow floorboards extend through the open-plan kitchen/breakfast room and adjoining dining/family room, which occupy the south-eastern wing and form an extensive family living space.

The kitchen is fitted with curved cabinetry, granite worktops and a peninsula island incorporating a Neff induction hob, rising downdraft extractor and breakfast bar. Integrated appliances include a self-cleaning oven, while a twin Belfast sink and reconditioned AGA with electric function complete the kitchen. A walk-in pantry provides additional storage.





Triple-aspect, the dining/family room has three sets of bifold doors opening onto the paved terrace, connecting the principal living space with the garden. A wood-burning stove set within a traditional brick fireplace with stone hearth, beneath an oak mantel, provides a focal point to the sitting area.

The drawing room extends to more than 25 ft and features an open fire within a stone surround and a bay window. Currently arranged as a games room, it offers considerable flexibility of use. A further sitting room has a wood-burning stove set within a traditional brick fireplace with stone hearth, with French doors opening south onto a sheltered garden terrace.

A study with west-facing window, utility room and electric shower room are positioned within the western wing, alongside the impressive three-bay integral garage with vaulted ceiling.

The oak staircase rises to the double-height galleried landing with sweeping curved balustrade. Extensive glazing creates a strong architectural contrast with the front elevation and provides far-reaching views.

The principal bedroom suite occupies the eastern wing across the first and second floors. An inner hall provides a sliding-door wardrobe, while a stone fireplace forms a focal point within the bedroom. Bifold doors, beneath an oak A-frame, open to a Juliet balcony with an elegant balustrade, while floor-to-ceiling windows overlook the gardens and grounds. The half-panelled bathroom is filled with south-facing light and features a wall-to-wall walk-in twin rainfall shower, freestanding claw-foot bath and vanity unit with basin. A staircase rises to the vaulted dressing room, where a feature porthole window with brick surround and a skylight introduce natural light. A wall of bespoke sliding wardrobes incorporates deep luggage storage behind.









Three further double bedrooms, each with an en suite, are arranged on the first floor. The generous guest bedroom has its own fireplace and inner hall with sliding-door wardrobe and is complemented by a four-piece en suite bathroom.

Two further bedrooms occupy the second floor and share a bathroom. Both have vaulted ceilings with exposed beams, together with deep dormer windows framing views towards the hilltop village of Crayke.

Annexe

Created in 2020, the annexe displays the character of a traditional barn conversion, including vaulted ceilings and wide door openings, while providing a high standard of contemporary accommodation. The kitchen and bathrooms combine a traditional aesthetic with modern fittings.

The accommodation is arranged over two floors, with underfloor heating to the ground floor. The bespoke kitchen has an island with breakfast bar and both integrated Hotpoint and Neff appliances, including an induction hob. Bifold doors open onto a landscaped walled garden terrace framed by lavender. The sitting room includes an electric stove and French doors.

A custom-made staircase rises to two bedrooms and a bathroom with shower and freestanding bath. Both bedrooms showcase vaulted ceilings and exposed oak beams enhanced by discreet ambient lighting.

The annexe has entirely separate access, via a secure pedestrian gate and electric vehicular gates to the rear of the property.


Annexe


Annexe


Annexe


Annexe



Outside

Electric gates open to a gravelled drive leading to a turning circle in front of the house, where a willow stands sentinel. Beyond, the drive continues to an oak-framed, four-bay open garage block with power, light and water.

The gardens and grounds extend predominantly to the south and east of the house and are enjoyed from many of the principal rooms. Extensive lawns surround a large pond with a jetty, with clipped shrubs and a mixture of juvenile and mature trees, including oaks, providing structure and interest.

The southern boundary is defined by considered landscaping, a band of woodland and evergreen hedging, while the wider grounds are enclosed by established hedging and rabbit-proof fencing.

A further set of electric sliding gates gives access to a gravelled yard serving the annexe and outbuildings to the rear of the house. The outbuildings include a recently clad shed measuring approximately 65'3" in length, together with an enclosed yard accessed through a five-bar gate and incorporating a store and workshop.







Environs

Lady Carr Lodge occupies a discreet position on a no-through country lane, approximately half a mile from the market town of Easingwold and around half a mile from Easingwold Golf Club, on the Stillington Road.

Easingwold is an established North Yorkshire market town centred on its Georgian marketplace, with a wide range of independent shops, cafés, restaurants and everyday amenities, including Tasca, a Portuguese restaurant. A selection of well-regarded private schools is within convenient reach, including Queen Ethelburga's, Cundall Manor and Ampleforth College, together with the schools of York.

The town is well placed for access to York, Thirsk and Harrogate and the wider region. Bus services connect Easingwold with York, Thirsk and Helmsley, while mainline rail services are available from York, Thirsk and Northallerton. The A19 York–Thirsk trunk road passes around the town, providing convenient access to the regional road network.

Directions

From Easingwold, on the Stillington Road, continue past Easingwold Town Football Club and turn left on to Lady Carr Lane. The gates are the first on the right hand side.

What3words: /// whirlpool.unearthly.convey

Viewing

Strictly by appointment.







Blenkin & Co
ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024

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