



**THE LODGE
ROXBY ROAD, THORNTON LE DALE**

Cundalls



The Lodge

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ROXBY ROAD, THORNTON LE DALE

YO18 7TA

Pickering 2 miles, Malton 8 miles, York 25 miles, Leeds 53 miles (all distances approximate)

An impressive period residence, centrally located within one of the North York Moors most sought after villages. The Lodge encapsulates Edwardian elegance coupled with a thoroughly modern and stylish range of accommodation, with an emphasis on energy efficiency and ease of maintenance.

- Elegant Edwardian country house set in beautifully landscaped grounds of 0.4 of an acre and providing 3,353 square feet of well-presented accommodation.
- Occupying a prominent position upon Roxby Road, only a short walk from the centre of this popular National Park village.
- Contemporary accommodation. Entrance Hall – Breakfast kitchen – Utility Room - Study – Sitting Room – Library – Garden room – Cloakroom.
- Master bedroom with en-suite and dressing room/walk in wardrobe- up to three further double bedrooms – two further bath or shower rooms.
- Set within well established, landscaped garden and grounds of 0.4 of an acre.
- Detached double garage – ample private parking.

GUIDE PRICE £925,000

DESCRIPTION

Built in 1905 and with just five owners since then The Lodge was carefully and thoroughly restored some 12 years ago. An emphasis was placed on preserving a number of fine period details eponymous with the Edwardian era, alongside equipping the house for a modern buyer, with high quality fittings and fixtures and creating an easy flow of living accommodation throughout. This ethos has been continued by the current owners, with an emphasis placed on energy efficiency, by refitting a large number of windows with joiner build hardwood units, installing solar panels with integrated battery and app control system, which cover around 90% of the properties electricity costs, a renewed central heating system ensures efficiency and an EV charging point has been installed, making the house an appealing blend of traditional character and contemporary standards. High speed broadband is available throughout the house and grounds.

The accommodation is arranged over three stories and amounts to 3,353 square feet in total, well-presented and cared for throughout. In brief; main entrance hallway with a fine return staircase and the original stained glasswork. Large dining kitchen with bespoke kitchen cabinetry and an adjoining utility and laundry room. There are four separate reception rooms, including a front facing study, main sitting and living room, garden room and library with adjoining cloakroom. To the first floor are three double bedrooms, one with en-suite bathroom and dressing room and a main house bathroom. To the top floor there are two further double bedrooms and a further separate bathroom.

Set well back from Roxby Road, with a carriage driveway to its front, a further driveway leading to a double garage to the side and beautifully landscaped gardens of 0.4 acres in total comprising a terraced seating and dining area, lawned grounds vegetable garden and well stocked shrub and flower borders.

LOCATION

Thornton le Dale is one of North Yorkshire's most picturesque and popular North York Moors National Park villages. The village is centred around Thornton Beck and the Green, around which are a number of small independent shops and eateries, including two public houses and bistro. The village lies on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation, including Dalby Forest, home to breath-taking views and endless walking, running and cycling trails Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton and enjoys easy access to the A64 providing links to the wider metropolitan area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds & Edinburgh. Pickering benefits from the North York Moors Steam Railway, with seasonal, historic train services across the Moors.

ACCOMMODATION

ENTRANCE HALL

Original panelled front door with matching stained window light overhead. A very fine, Edwardian return staircase with a beautifully detailed original stained-glass window to the front. Fitted understairs storage room with radiator and stained-glass window to the front. Moulded cornicing. Radiator. Wall lights.



BREAKFAST KITCHEN

7.42 m (24'4") max x 5.66 m (18'7") max

A large dual aspect room with windows to the front and side. Range of high quality fitted kitchen cabinetry with polished granite worktops incorporating an inset sink unit. Tiled splashbacks. Fitted larder storage cupboards Rangemaster cooker with extractor hood overhead. Integrated dishwasher. Tiled floor with underfloor heating. Recessed lights. Moulded cornicing. Telephone and television points.

UTILITY ROOM

3.32 m (10'11") x 2.80 m (9'2")

Range of fitted base units incorporating a single bowl ceramic sink unit. Washing machine point. Tumble drier point. Pair of Ideal gas fired central heating boilers which correspond to individual programmable heating throughout the house. Tiled floor. Door out to the garden. Window to the side. Velux roof light. Underfloor heating.



STUDY

4.00 m (13'1") x 3.65 m (12'0")

Bay window to the front. Radiator. Gas fire set within a marble fireplace.

SITTING ROOM

10.00 m (32'10") x 4.16 m (13'8")

An elegant main reception room with a double aspect with a bay window to the side and internal window to the garden room. Multi fuel stove set within a carved marble fireplace. Moulded cornicing. Ceiling rose. Radiators. Television point. Picture lights.



GARDEN ROOM

9.00 m (29'6") x 4.10 m (13'5")

Wood effect tiled floor with underfloor heating. French doors. Wall heater. Ceiling fan.



LIBRARY

4.70 m (15'5") max x 2.40 m (7'10")

Parquet style flooring. Fitted bookshelves. French doors to the outside set within a distinctive circular glass surround. Radiator.

CLOAKROOM

1.62 m (5'4") x 1.00 m (3'3")

Low flush WC. Wash hand basin set into a storage unit. Parquet style floors. Window. Heated ladder towel rail.



FIRST FLOOR

LANDING

Return stairs to the second floor. Walk in storage cupboard housing the hot water cylinder. Radiator. Access hatch to the attic with a drop-down ladder – fully boarded out and housing the cold-water tank and with a velux roof light. Ceiling rose. Archway. Airing cupboard housing the high pressurised cylinder.

BEDROOM ONE

4.80 m (15'9") x 4.20 m (13'9")

Dual aspect room with sash windows to the rear and side. Range of fitted wardrobes and bedroom furniture. Pair of radiators.

EN-SUITE SHOWER ROOM

3.30 m (10'10") x 2.32 m (7'7")

Double aspect with windows to the front and side. Bath with shower overhead. WC within concealed cistern. Wash hand basin set into a storage unit. Tiled wall with underfloor heating. Tiled floor. Radiator. Extractor fan. Heated ladder towel rail.

DRESSING ROOM/WALK IN WARDROBE

Fitted rails and shelving.





Bedroom Two

BEDROOM TWO

4.22 m (13'10") x 3.66 m (12'0")

Pair of sash windows to the rear, overlooking the garden. Range of fitted wardrobes and bedroom furniture. Pair of radiators. Wall light. Moulded corncicing.

BEDROOM THREE

4.00 m (13'1") x 3.71 m (12'2")

A double aspect room with sash windows to the front and side. Radiator. Fitted storage set within an alcove area. Fitted cupboard.

BATHROOM

2.81 m (9'3") x 2.76 m (9'1")

Dual aspect room with sash windows to the rear and sides. Bath with tiled surround. Corner shower cubicle. Low flush WC. Pedestal wash hand basin. Tiled wall with underfloor heating. Tiled floor. Radiator. Extractor fan. Heated ladder towel rail.

SECOND FLOOR

LIBRARY LANDING

Sash window to the front. Radiator. TV point. Loft inspection hatch.

BEDROOM FOUR

4.20 m (13'9") x 3.37 m (11'1")

Radiator. Windows to the rear and side. Sash window to the rear. TV point.

BEDROOM FIVE

4.20 m (13'9") x 2.86 m (9'5")

Radiator. Sash window to the rear. TV point.

SHOWER ROOM

3.00 m (9'10") x 2.14 m (7'0")

Corner shower cubicle with a Mira shower. Low flush WC. Pedestal wash hand basin. Tiled walls and floor. Extractor fan. Heated ladder towel rail. Pair of windows.



Bathroom

GARDEN & GROUNDS

The Lodge stands well back from Roxby Road, with a carriage driveway to its front and a further driveway to the side leading up to the double garage and workshop. Sitting in large, yet manageable grounds of 0.4 of an acre, the gardens have been professionally landscaped with a large brick paved terraced entertaining and dining area, part walled and south facing and with an exterior electric points and lights.

The majority of the garden is well tended lawn, edged by flower and herbaceous shrubs borders, a number of fine mature trees stand within the garden. To the front is a separate vegetable garden with raised beds set behind mature hedge work.

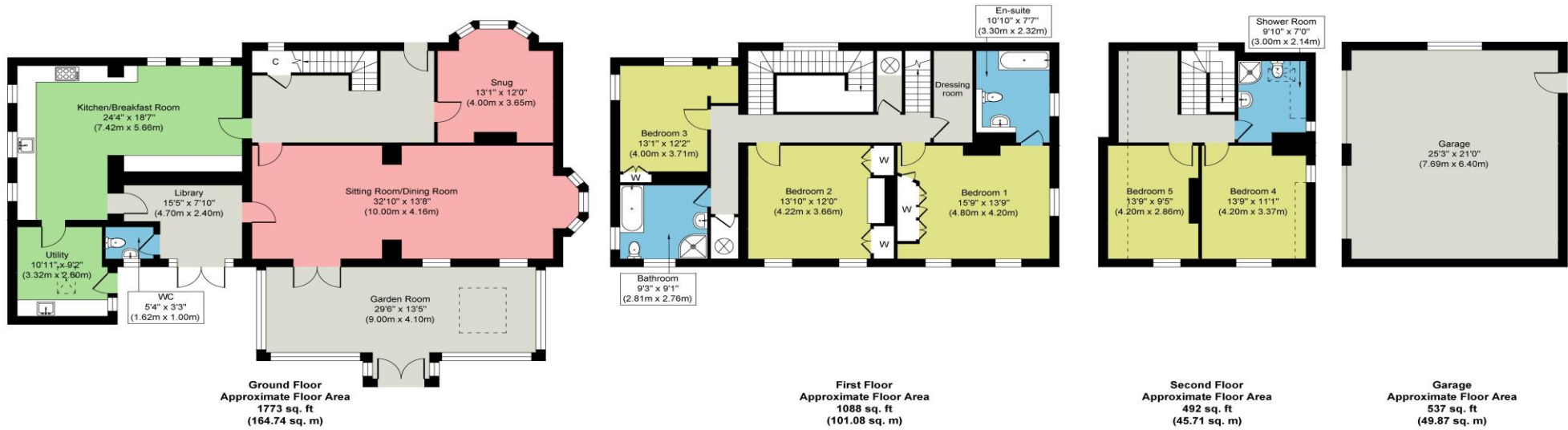
DETACHED DOUBLE GARAGE

7.69 m (25'3") x 2.14 m (7'0")

Stone and tile construction. Pair of electric roller shutter garage doors. Electric light and power. Window to the side. Door to the rear. Workshop area. Overhead storage area. Parking to the front of the garage upon the driveway. EV charging point. Timber wood store and garden storage area to the side.







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

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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.

Please note that two of the neighbouring properties behind The Lodge have an access along the driveway to the side only.

BOUNDARIES

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

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Score: Current D/67 Potential B/85

METHOD OF SALE

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

GENERAL INFORMATION

Services: Mains water, gas, drainage & electricity. Solar panels supplement the electricity supply. EV charging point.
Planning: North York Moors National Park
Council Tax: Band G
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
Postcode: YO18 7TA

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.

