





LODGE FARMHOUSE MAIN STREET

TADCASTER, LS24 8EP

£1,500,000

FREEHOLD

Lodge Farmhouse occupies just under an acre of beautiful private grounds, offering a rare blend of period character, timeless charm and commanding presence. A property that immediately captures the eye, it stands proudly within its surroundings, exuding the grandeur and individuality of a truly exceptional country home.

MONROE

SELLERS OF THE FINEST HOMES

LODGE FARMHOUSE MAIN

• Sat within substantial plot – Space, privacy and plenty of outdoor potential. • Five bedrooms – Generous accommodation for family and guests. • Large kitchen diner – The perfect heart of the home for family life and entertaining. • Stylish granite and wood worktops – Quality finishes with plenty of character. • Separate snug – A cosy space to relax away from the main living areas. • Dedicated games room/ cinema room. Ideal for family fun and entertaining. • Large enclosed garden with unobstructed views over the Countryside • Garden zip wire – A fantastic feature for younger members of the family. • Space for larger vehicles – Suitable for horse boxes, motorhomes and additional vehicles. • Wine cellar – A unique feature for storage and entertaining.





Lodge Farmhouse is a distinctive example of a substantial family home, offering an abundance of character and charm, set within a vast and impressive plot. This property has been meticulously yet sympathetically renovated by the current owners, boasting original features that you would naturally expect in a property of this age and style. Set within just shy of an acre of beautifully established grounds, this impressive statement home offers an exceptional blend of generous living accommodation, character and considered design.

A recently installed, bespoke boot room and utility, custom-built and hand-painted, creates a memorable welcome on arrival. Practical yet beautifully appointed, it provides the perfect place to shed muddy boots, hang coats and towel down wet dogs after countryside walks. This is complemented by a beautifully appointed ground-floor shower room.

The games room is an especially inviting space, drawing you in with its vaulted ceiling, handsome panelled walls and generous proportions. Designed with entertaining in mind, it offers ample room for games, gatherings and relaxed hosting, whilst connecting seamlessly to the garden, allowing celebrations and summer entertaining to spill effortlessly outside.

At the heart of this wonderful farmhouse is the beautifully appointed kitchen, living and dining space. The bespoke Shaker-style kitchen, crafted by Chapel Kitchens, features a fantastic central island alongside a considered mix of granite and wood worktops. Original beams frame the impressive vaulted ceiling, creating a wonderfully warm and characterful atmosphere. Two sets of patio doors open directly onto the garden, flooding the room with natural light and creating an effortless connection between the indoors and out.

The snug, set just off the kitchen, features engineered oak herringbone flooring and a handmade latch cottage door, with views to the front of the property.

A further sitting room and lounge, both generously proportioned, provide an abundance of flexible reception space, allowing the whole family to spread out and enjoy their own areas while still feeling connected to the heart of the home. Both rooms have wooden patio doors opening directly onto the barbecue and seating area.

Working from home would feel like a genuine pleasure in this beautifully positioned home office, tucked away at the rear of the property and offering a peaceful and productive setting. A conveniently located washroom sits adjacent, adding an extra layer of practicality to this thoughtfully designed space.

And what farmhouse would be complete without its very own wine cellar? Nestled coolly and quietly beneath the house, it is perfect for storing a treasured collection.

The first floor provides three beautifully proportioned bedrooms, two of which benefit from their own en-suite shower rooms. The luxurious house bathroom, designed by The Cast Iron Bath Company, is a beautiful blend of timeless style and considered detail, featuring a generous walk-in shower, elegant roll-top bath and his-and-hers basins set upon a bespoke marble and oak washstand.

Rising to the second floor, the character and charm of the farmhouse continues, with both bedrooms enjoying striking vaulted ceilings lined with exposed oak beams. Bespoke, custom-designed and handcrafted storage solutions have been thoughtfully incorporated into each room, combining practicality with the character of the property. Charming, deep-silled feature windows draw in an abundance of natural light, bathing the rooms in a warm and welcoming glow.

A well-positioned space for a Jack-and-Jill bathroom connects the two bedrooms. This room has been first-fixed, ready for your dream installation.

A striking oak-framed viewing window provides a delightful element of surprise, drawing the eye through and offering an uninterrupted view down towards the ground floor. It is a wonderfully considered architectural feature that adds both character and a sense of openness to the upper level.

Outside, the property is approached via a wide gravelled driveway, providing extensive private off-street parking for multiple vehicles. Large timber gates open to reveal a further expanse of the grounds, creating generous additional parking and access for recreational vehicles and horseboxes.

The expansive rear garden provides a wonderful backdrop to this exceptional family home. The level lawn offers a superb outdoor space,

with far-reaching countryside views and an enviable sense of privacy. Behind a purposefully positioned tree line sit two stable blocks, built by J. Goodrich Equestrian, providing excellent equestrian facilities for the keeping and care of horses.

The property also benefits from lapsed planning permission for a separate dwelling within the garden, offering an exciting opportunity for those looking to explore the potential for additional accommodation, subject to obtaining the necessary consents.

ENVIRONS

Lodge Farmhouse enjoys a peaceful rural setting in the attractive village of Colton, surrounded by open countryside yet conveniently positioned for York, Leeds and the wider area. The village is home to the popular Ye Old Sun Inn, which also houses the Fairfax Distillery and Chocolate Shop, offering a unique local spot for food, drinks and artisan treats. Directly opposite, the neighbouring farm produces the highest quality Dexter beef and fresh eggs each morning. With excellent access to the A64, nearby railway stations and beautiful countryside for walking and cycling, Colton offers an appealing blend of rural village life and convenient connections.

REASONS TO BUY

* Just under an acre – Space, privacy and plenty of outdoor potential.
* Five bedrooms – Generous accommodation for family and guests.
* Large kitchen diner – The perfect heart of the home for family life and entertaining.
* Stylish granite and wood worktops – Quality finishes with plenty of character.
* Separate snug – A cosy space to relax away from the main living areas.
* Dedicated games room – Ideal for family fun and entertaining.
* Large garden – Plenty of room for children, entertaining and enjoying the outdoors.
* Garden zip wire – A fantastic feature for younger members of the family.
* Space for larger vehicles – Suitable for horse boxes, motorhomes and additional vehicles.
* Wine cellar – A unique feature for storage and entertaining.

SERVICES

We are advised that the property has mains water, electricity, drainage and oil

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

LODGE FARMHOUSE MAIN



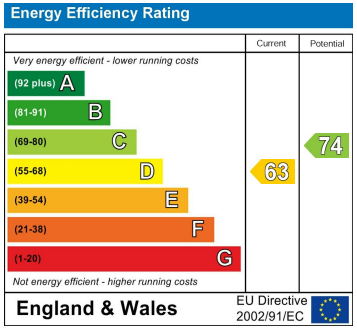






Total Area: 403.6 m² ... 4344 ft² (excluding floor below)
All measurements are approximate and for display purposes only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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