Meldon Lodge Sandhutton Lane, Carlton Miniott

Thirsk

Guide Price £525,000

Meldon Lodge Sandhutton Lane

Carlton Miniott, Thirsk

Set behind electric gates on a generous, fully enclosed plot at the edge of Carlton Miniott, Meldon Lodge is a substantial detached bungalow offering single-storey living in a setting that is hard to replicate. Open fields border the property to the side, the boundary is complete, and the sense of space and privacy is immediate from the moment you turn onto the long tarmac driveway.

Inside, the accommodation is both more extensive and more versatile than many would expect. Good size bedrooms, two en suite shower rooms, a generous sitting room, a bright kitchen and dining room, a snug with French doors to the garden, and a dedicated utility room combine to create a home that works equally well for a family or for those looking to downsize without compromise. At 121.89 square metres across a single floor, the scale is genuine.

Heating is provided by a newly installed air source heat pump, keeping energy costs in check and future-proofing the property against rising fuel bills. The utility room houses the associated water cylinder, and the system runs quietly and efficiently in the background, one less thing to think about.

Outside, the plot continues to impress. A lawned front garden, extensive rear garden, established planting, and a substantial detached brick-built garage with electric roller door and rafter storage all sit within the fenced boundary. Countryside views to the rear complete the picture.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached bungalow
- Spacious garden areas
- Detached garage
- Scenic rural views

Hallway

Accessed via a uPVC double glazed door, the entrance hall provides access to the sitting room and both bedrooms, with a loft hatch overhead.

Sitting Room

19' 6" x 15' 0" (5.95m x 4.57m)

A generously proportioned sitting room with coving, carpet, and a stone effect surround fireplace with an inset coal-effect fire as its focal point. Two uPVC double glazed windows look out over the garden, filling the room with natural light. An arched opening connects through to the kitchen, giving the space an easy flow. Radiators to two walls.

Kitchen

19' 6" x 12' 1" (5.94m x 3.68m)

A well-proportioned kitchen and dining room with coving, recessed spotlights, and a tiled floor throughout. The kitchen is fitted with a range of light oak effect wall and base units with dark vinyl worktops and a tiled splashback. There is a double oven with an electric hob, space for a fridge freezer, and a double sink beneath a uPVC double glazed window looking out to the field that flanks this impressive plot. The dining area comfortably accommodates a table and chairs, with a further uPVC double glazed window to the rear.

Snug/Bedroom Three

15' 7" x 12' 10" (4.74m x 3.92m)

A versatile room currently used as a sitting room and home office, with coving and a wood-effect floor. A uPVC double glazed window to the rear and uPVC double glazed French doors opening directly to the garden give the room a bright, open feel.

Bedroom One
14' 5" x 13' 10" (4.40m x 4.21m)
A well-sized double bedroom set to the rear of the property, with coving and carpet and benefiting from its own en-suite. A uPVC double glazed window looks out over the rear garden.

En-Suite One
10' 6" x 6' 4" (3.20m x 1.93m)
Fitted with a three-piece suite comprising a walk-in shower enclosure with a rainfall head, a vanity unit with an inset wash basin, and a close-coupled WC. Finished with marble-effect wall panels and a wood-effect vinyl floor. Recessed spotlights. Obscure glazed uPVC window.

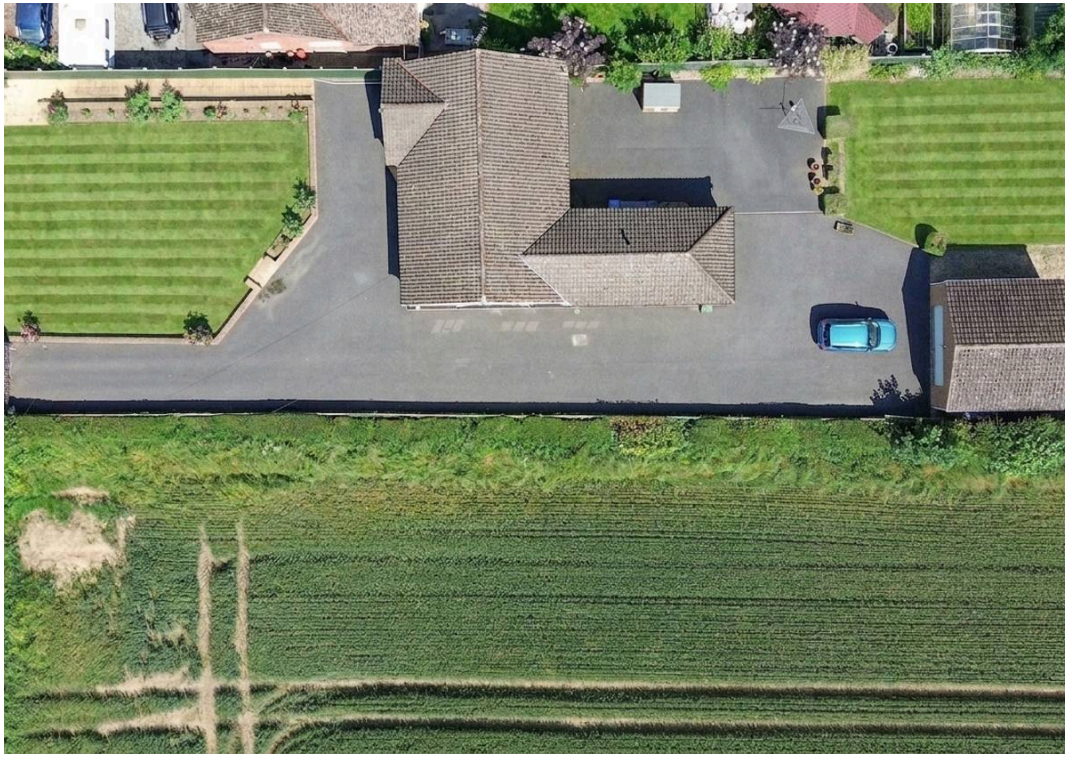
Bedroom Two
13' 10" x 13' 9" (4.21m x 4.20m)
A good-sized double bedroom set to the front of the property, with coving and carpet. A uPVC double glazed window looks out to the front. A door leads through to a private en suite shower room.

En-Suite Two
8' 7" x 5' 7" (2.61m x 1.69m)
Fitted with a three-piece suite comprising a quadrant shower enclosure with an electric shower, a pedestal wash basin, and a close-coupled WC. Fully tiled walls with a decorative border, tiled ceiling with recessed spotlights.

Rear Hall
Leading out from the kitchen is a rear hall, leading to guest toilet, utility and the snug

Utility Room
9' 11" x 6' 3" (3.01m x 1.91m)
A practical and well-proportioned utility room with sink, plumbing for white goods and housing the water cylinder serving the air source heat pump. A door to the rear of the property.

Wc
5' 7" x 3' 3" (1.69m x 1.00m)



GARDEN

Meldon Lodge sits on a generous plot behind electric gates with a fully fenced boundary. An extensive tarmac driveway provides ample off-road parking for multiple vehicles. To the front, a lawned garden is bordered by a low brick wall. To the rear, a further lawned garden is enclosed by panel fencing and planted with established shrubs and trees, with a gravel seating area adjoining the property. Open fields border the plot to the side with countryside views.

Double garage
20' 4" x 12' 0" (6.20m x 3.65m)
A substantial detached brick-built garage with an electrically operated roller door, dual aspect windows, and a pedestrian door. Benefits from power, lighting, and an abundance of rafter storage.
Secure gated parking

8 Parking Spaces

Off street

NOVE

Meldon Lodge

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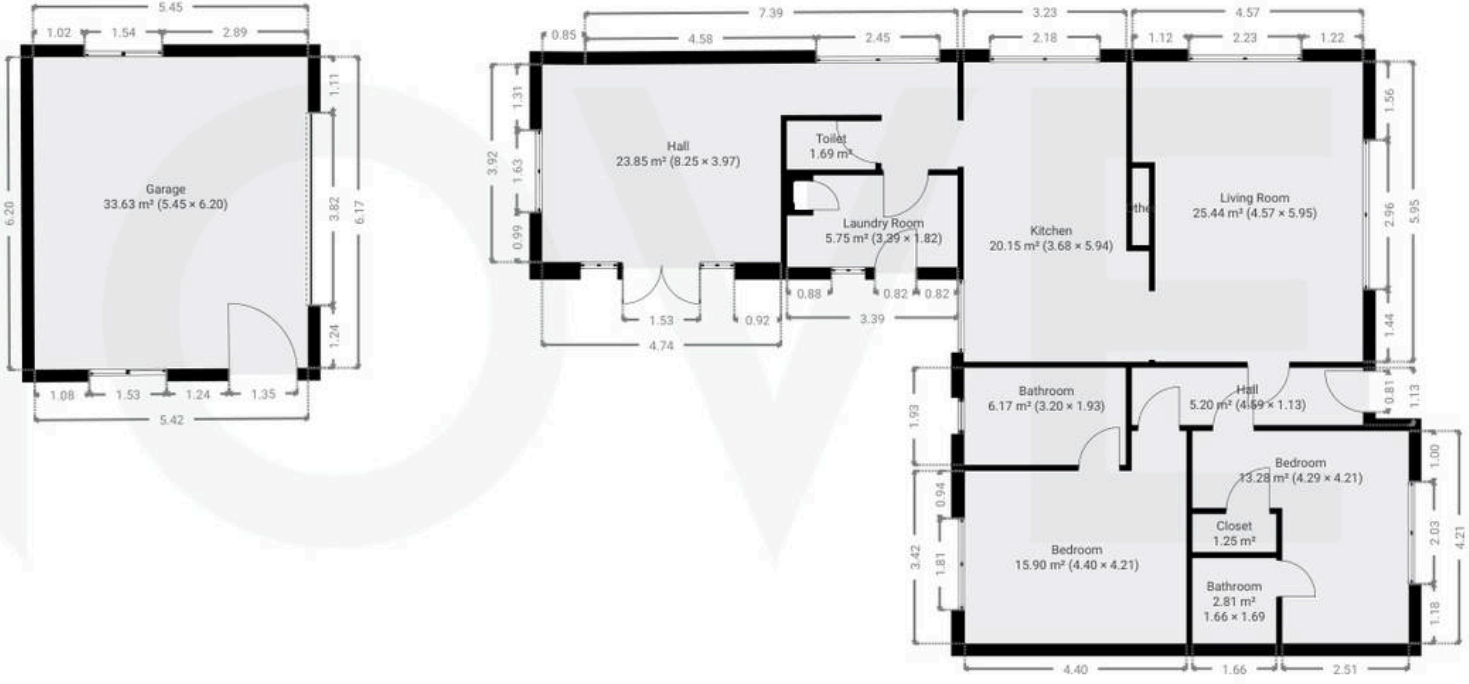
CREATED ON
19 May 2026

DETAILS
Total area: 155.53 m²
Living area: 121.89 m²
Floors: 1
Rooms: 13

▼ Ground Floor

TOTAL AREA: 155.53 m² · LIVING AREA: 121.89 m² · ROOMS: 13



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