



**Offers over
£540,000**

**Thorpe Lodge,
Thorpe,
Lockington, YO25 9SR**

HEATING AND INSULATION
The property has oil-fired central heating and double glazing.

SERVICES
Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'G' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



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Thorpe Lodge, Thorpe, Lockington, YO25 9SR

A really lovely more modern detached house individually designed and finished in a traditional style to suit this great location within the highly regarded village of Lockington. The delightful plot extends to just over a third of an acre. With nearly 1900 sq ft of internal space and attractive room proportions the property feels comfortably large without being overly so. With such good internal space, a lovely country garden, a double garage, and all in such a superb location, it has all you are likely to want in a modern country house.

The property sits behind a well established hedge, set back a little behind an open grassed area from Thorpe, one of the traditional main streets in Lockington. The tranquil garden has pasture land belonging the Dalton estate to the rear and one side. The exterior of the property takes design cues from traditional Victorian country properties and sits well in its lovely location. The interior of the property has also been finished in a traditional style, where appropriate, with a delightful staircase and landing, charming fireplace, traditionally tiled floors, period style sanitaryware, modern sash windows and striped wooden doors with period style door furniture.

The internal accommodation briefly comprises: an Entrance Hall, WC Cloaks, spacious Living Room with windows to 2 aspects, Dining Room, Study, Breakfast Kitchen with an AGA, and a Utility/Boot Room. To the first floor there is an attractive and spacious galleried Landing, master Bedroom with extensive fitted wardrobes and an En Suite Shower Room, 3 other Double Bedrooms and a house Bathroom with a separate shower unit. To the front of the property is a mature garden with hedging to perimeters. A driveway leads to a good sized turning circle and car hardstanding area at the rear of the house which also gives access to the detached brick built double garage. There is an attractive area of planting and patio at the rear of the house and then further good sized gardens with a range of mature trees and shrubs in a woodland style.



Combined with the adjoining pasture it is very peaceful and bucolic. There is no forward chain. An early internal inspection is highly recommended to fully appreciate all that it offers and its delightful setting. Short of that, our 360 degree tour will provide and excellent insight.

LOCATION
Lockington is a lovely rural village located to the north east of Beverley and close to the other highly regarded villages of Lund, South Dalton and Kilnwick. There is a popular primary school and historic church. While there is no pub in the village, the Michelin starred Pipe & Glass at South Dalton and the superb Wellington Inn at Lund provide excellent options. Further local amenities are available in Beverley, Driffield but also Market Weighton and Pocklington while York and Hull will offer anything else you might need.

ACCOMMODATION
Entrance Hall - with attractively tiled floor and an elegant staircase to the first floor.

WC Cloaks - with a traditional style suite in white comprising low flush WC and wash hand basin.

Living Room - a lovely well proportioned room with windows to two aspects including French doors opening onto the patio. A very appealing fireplace with open grate, wall light points, ceiling cornicing and dado rail.

Dining Room - accessed via an elegant arch from the entrance hall and with a serving hatch to the kitchen. Tiled floor, window to the front, ceiling cornicing and dado rail. Some purchasers may contemplate combining this room with the kitchen to create a dining kitchen (subject to necessary regulations).

Breakfast Kitchen - an attractively fitted kitchen with a range of country style units complemented by a granite worktop and arranged around a white AGA. Extensive integral appliances including an electric hob and oven to supplement the AGA. Tiled floor, door and window to rear.

Utility/Boot Room - a good sized space with fitted units, butler sink, oil fired boiler, tiled floor, door and window to the side.

First Floor Landing - an attractive and spacious galleried landing with a window to the front.

Master Bedroom - a spacious room with extensive fitted wardrobes and two windows overlooking the garden.

En Suite - with a traditional style suite in white comprising shower unit, low flush WC, pedestal wash hand basin and bidet. Window to side and the radiator features a period style brass towel rail.

Bedroom 2 - a double bedroom with fitted wardrobes and window to rear.

Bedroom 3 - a double bedroom with window to front and fitted wardrobes.

Bedroom 4 - a double bedroom with window to front.

House Bathroom - a four piece suite including panelled bath, separate shower unit, low flush wc and pedestal wash hand basin. Radiator with towel rail and window to side.

Outside - there are gardens to the front of the property with a hedge to the perimeter. A gravelled driveway leads past the house to a spacious car hardstanding and turning area. This gives access to an attractively styled detached brick built garage with pitched roof and remotely operated up and over door. The garage has power and light laid on and there is storage available over the rafters. The rear gardens extend beyond the hardstanding into a good sized area with a range of mature trees and shrubs and areas of lawn with hedging to the perimeter. It is an attractive and very tranquil space that also may lend itself into a more formal garden should a purchaser wish. The tranquillity is enhanced by the neighbouring pasture land that is part of the Dalton estate.

