



MEADOWFIELD LODGE 10 KILTON COURT

ALDBROUGH ST. JOHN, DL11 7TX

£525,000
FREEHOLD

A Deceptively Spacious Individual Barn Conversion offering high quality accommodation within a private and tucked away setting in this most desirable village. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, Bathroom/WC, Attached Garage, Parking, Private Rear Garden, Oil Fired Central Heating, Double Glazing. Council Tax Band F. EER E51.

NORMAN F. BROWN

Est. 1967

MEADOWFIELD LODGE 10

• SUPERB INDIVIDUAL BARN
CONVERSION • 3 BEDROOMS • HIGH
QUALITY ACCOMMODATION • PRIVATE
TUCKED AWAY LOCATION • DESIRABLE
VILLAGE • OIL CENTRAL
HEATING • DOUBLE GLAZING



DESCRIPTION

A Deceptively Spacious Individual Barn Conversion offering high quality accommodation within a private and tucked away setting in this most desirable village. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, Bathroom/WC, Attached Garage, Parking, Private Rear Garden, Oil Fired Central Heating, Double Glazing. Council Tax Band F. EER E51.

ENTRANCE HALL

Natural pine boarded floor, ceiling LED spotlights, concealed radiator, stairs to first floor. Doors to Kitchen/Dining Room, Bedrooms 1, Bedroom 3/Study and Shower Room/WC. Entrance door to side with double glazed panes.

LOUNGE

Open beamed ceiling, wood burner stove with feature stone surrounds, picture light, wall mounted halogen lights, radiator, fitted dark grey cupboard with oak tops, fitted shelving, wall lights. Double glazed double doors to Garden. Double glazed windows to either side. Door to Kitchen/Dining Room.

SITTING ROOM

Natural pine boarded floor, contemporary living flame effect electric fire with light grey cupboards either side with oak effect tops and shelving, tv point, ceiling LED spotlights, radiator. Double glazed double doors to Courtyard with double glazed windows to either side. Archway to Kitchen/Dining Room.

KITCHEN/DINING ROOM

Tiled surrounds, sink unit with mixer tap, marble effect work surfaces, cream cupboards and drawers with chrome handles and under lighting, built in electric oven and 4 ring ceramic hob with stainless steel/glass cooker hood, built in microwave, built in dishwasher, built in fridge, built in freezer, natural pine boarded floor, radiator, ceiling LED spotlights, concealed oil fired boiler. Entrance door to Garden with double glazed pane. Doors Lounge and Entrance Hall. Archway to Sitting Room.

BEDROOM 1

Built in wardrobes, wall lights, ceiling beams, radiator. Double glazed window to side. Door to Entrance Hall.

BEDROOM 3/STUDY

Radiator, fitted medium grey cupboards with oak effect tops, ceiling spotlights, fitted shelving. Double glazed window to side. Door to Entrance Hall.

SHOWER ROOM/WC

Half tiled walls, vanity wash hand basin with marble surround and cupboard below, large shower cubicle with rainfall shower head and aquaboard panelling, extractor fan, wc, chrome heated towel ladder, ceiling LED spotlights. Double glazed window to side. Door to Entrance Hall.

GARAGE

Light and power sockets, automatic up and over door, stainless steel sink unit, plumbing for washing machine, tumble dryer space, fitted cupboards and drawers with laminate work top, fitted shelving. Door to Entrance Hall.

LANDING

Built in cupboards, radiator. Skylight. Doors to Bedroom 2 and Bathroom.

BEDROOM 2

Natural pine boarded floor, wall uplighters, ceiling LED spotlights, radiator. 2 skylights. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, freestanding panelled bath with mixer attachment, extractor fan, wc, ceiling LED spotlights, radiator, hatches to under eaves storage, natural pine boarded floor. Skylight. Door to Landing. This room could potentially be converted into a further bedroom if required (subject to consents).

OUTSIDE

To the front

Tarmacadam driveway for one car, light.

Private Rear Garden

Comprising lawn, well stocked flower borders, stone paved patio with timber pergola, water feature, vegetable bed area with greenhouse, plastic oil tank (1234 litres capacity), bin store, lighting, cold water tap, electric meter box, gate onto shared path leading around to the driveway.

Further private south facing stone paved courtyard with raised bed, shrubs, timber garden shed, lighting, wood store.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

The property is located toward the southern edge of the village and is

reached by turning off the main road at the Church of St Paul and proceeding down the lane until the property is reached straight ahead after the green.

what3words///regaining.reading.woven

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 201568.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18773935

Particulars Prepared – May 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

MEADOWFIELD LODGE 10





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

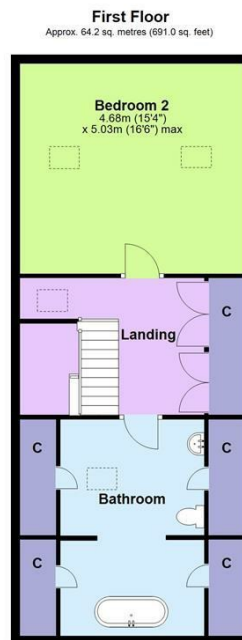
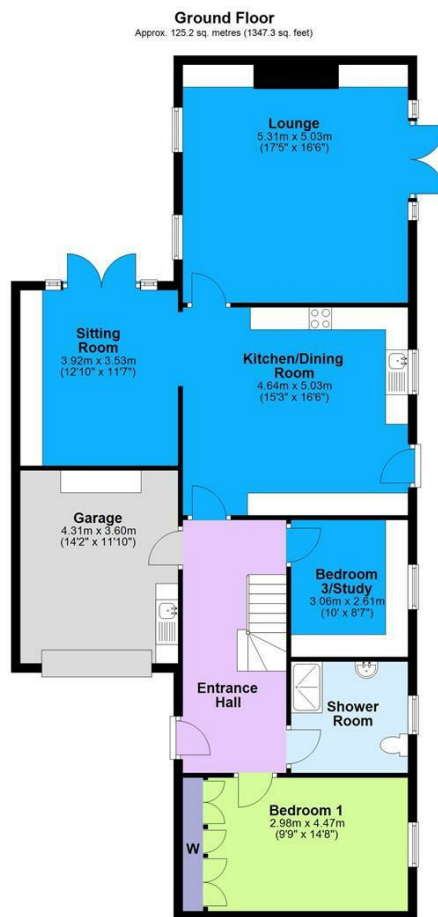
Council Tax – Band F

Viewings – By Appointment Only

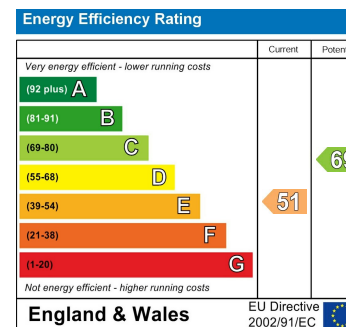
Floor Area – 2038.00 sq ft

Tenure – Freehold





Total area: approx. 189.4 sq. metres (2038.2 sq. feet)



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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NORMAN F.BROWN

Est. 1967