

Melbourne, York

£325,000

Stephensons
estate agents & chartered surveyors

Melbourne,
York YO42 4QJ

Est. 1871

£325,000

An attractive former gatehouse offering a wonderful combination of history, character and generous accommodation, occupying a particularly good-sized corner plot with established gardens.

The Lodge is understood to have originally served as one of two gatehouses to Melbourne Hall and is clearly shown on mapping dating from the 1880s, although its exact date of construction is unknown. The property was subsequently sold separately from the Melbourne Hall estate in the early 1920s and retains a number of features reflecting its past, including the original front door and lock.

The accommodation extends to approximately 1,111 sq ft (103.24 sq m), excluding the detached store, and offers a versatile arrangement across two floors.

An entrance porch opens into the central hallway, with the sitting room positioned to the front of the house. This is an inviting reception room with windows to two elevations and a feature fireplace housing a wood-burning stove.

The separate dining room provides a second good-sized reception space and leads through to the kitchen/breakfast room. This is a particularly appealing part of the house, with exposed ceiling beams, ample room for a dining table and a traditional feel well suited to the character of the property. A







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: D - 56
Council Tax: D - East Riding of Yorkshire
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.











useful boot room sits beyond and provides direct access to the garden.

Also on the ground floor is the family bathroom, while stairs rise from the central hallway to the first-floor accommodation.

There are three bedrooms, including two particularly generous double rooms, together with a third bedroom which would also lend itself well to use as a study or home office if required.

Outside is one of the property's real strengths. The Lodge occupies a generous corner plot, with established gardens wrapping around the house and providing a surprising amount of outdoor space with a useful detached brick-built store.

With its distinctive architecture, fascinating connection to Melbourne Hall and unusually generous setting, The Lodge is a home with considerable individuality and history, while offering plenty of scope for its next owner to make their own mark.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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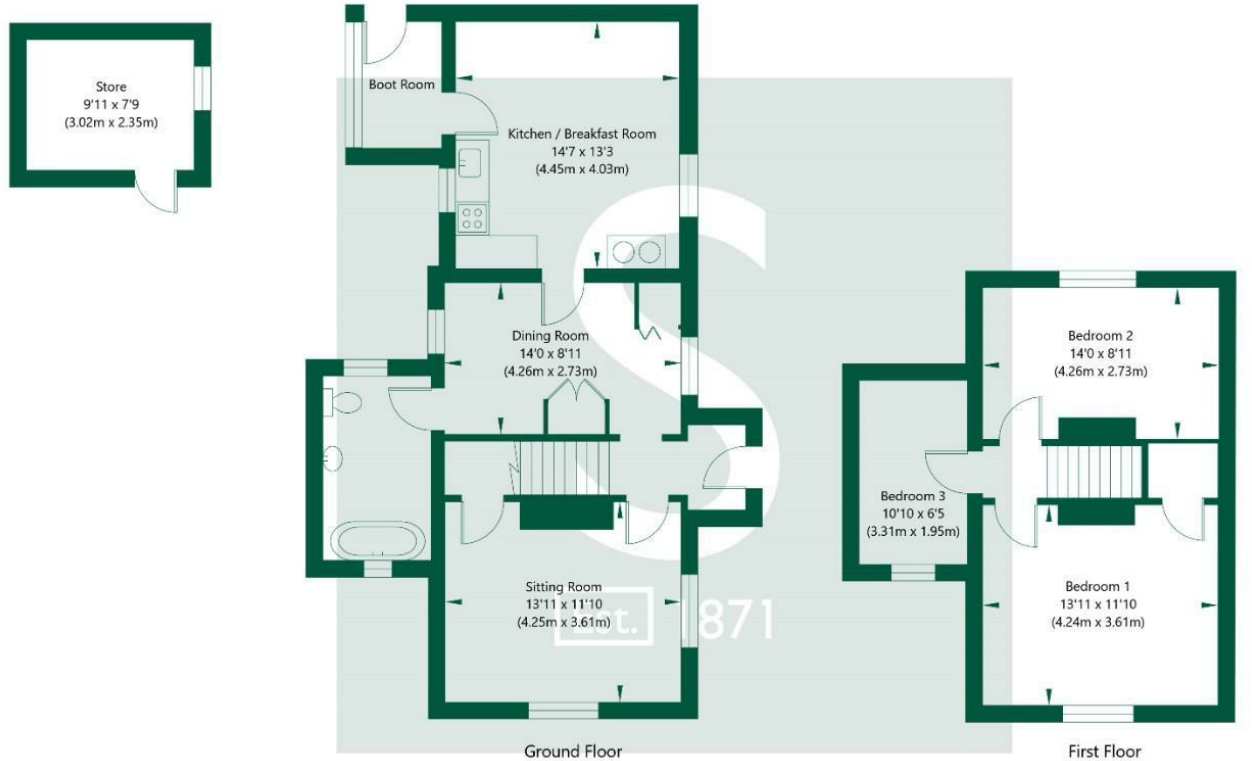
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 688 SQ FT / 63.95 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 423 SQ FT / 39.29 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1111 SQ FT / 103.24 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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