

BLACKTHORN WEST LUTTON, NEAR MALTON



A spacious & beautifully renovated family home set within a spectacular half acre plot with separate entertainment/leisure suite (annexe potential), outdoor kitchen, garden room, double garage & ample parking in an edge of village setting.

Deceptively spacious accommodation of almost 2,000sq.ft comprising entrance hall, sitting room, garden room, kitchen/dining room, boot room/utility, pantry, master bedroom, en-suite shower room, dressing room (former bedroom four), two further double bedrooms & house bathroom.

Superb entertainment/leisure suite of almost 1,200sq.ft with annexe potential (subject to planning)
Gravelled driveway, double garage & beautifully landscaped gardens & thatched garden room.

GUIDE PRICE £649,995

Quietly positioned off the village main street and set within a superb plot of almost half an acre, Blackthorn is a spacious and beautifully renovated family home of approximately 1,950sq.ft, along with a substantial entertainment/leisure suite of 1,200sq.ft, double garage, ample parking and stunning landscaped gardens.

The main residence dates from the late 1990s and has been tastefully refurbished by the current owners, resulting in a highly appealing home of considerable style. A fourth double bedroom has been adapted to an en-suite dressing room but could be re-instated very easily, if required.

The entertainment/leisure suite has been designed with the idea that it could be converted into a large, self-contained annexe (subject to securing any necessary consents), which may well appeal to those looking for a multi-generational property.

Accommodation in the main house includes a central hallway, 24ft sitting room, opening through to a garden room, a large kitchen/dining room with quality units, an extensive range of integrated appliances, media wall and corner log burner, boot room/utility, walk-in pantry, master bedroom with en-suite shower room, dressing room (former bedroom four), two further double bedrooms and a family bathroom. A fully boarded loft provides excellent storage, windows are uPvc double-glazed, there is oil-fired central heating throughout and three log burning stoves.

The entertainment suite benefits from underfloor heating from a replacement boiler which is linked to the main house. At present it is arranged as a wonderful bar and party room with log burner and panoramic sliding doors onto the garden. The room also opens onto another good-sized room which has been used as a home cinema/golf simulator.

The property is approached through timber double gates onto a gravelled driveway, which culminates with a double garage. The gardens have been painstakingly landscaped to create colour and structure throughout the year and provide a superb setting for outdoor entertaining and relaxation, carefully arranged to complement the property and its ancillary accommodation. A large timber deck creates an impressive focal point and connects the entertainment/leisure suite, an outdoor kitchen and a superb, thatched garden room, making for a highly sociable space for alfresco dining and gatherings.

West Lutton is one of the villages along the Great Wold Valley that runs between the village of Duggleby and Foxholes. The village has a charming, rural character and a stream running through provides an attractive feature.

The market town of Malton is located approximately 11 miles west and provides an excellent range of amenities, including railway station with regular services to the mainline station of York. West Lutton benefits from a primary school, and the village of Weaverthorpe benefits from two pubs and a shop.

ACCOMMODATION

ENTRANCE HALL

Fitted bookcases and console unit/radiator cover. Coving. Fitted broom cupboard. Loft hatch with pull-down ladder, leading to a boarded loft space. Door and casement window to the front. Two radiators.

SITTING ROOM

7.5m x 4.0m (24'7" x 13'1")

Cast iron wood burning stove set on a brick hearth with oak mantel. Coving. Casement window to the front. Two radiators.



GARDEN ROOM

3.9m x 3.7m (12'10" x 12'2")

Cast iron wood burning stove. Tiled floor. Fitted desk with oak top.



KITCHEN / DINING ROOM

7.5m x 4.0m (min) (24'7" x 13'1")

Range of kitchen cabinets with granite work surfaces and central island unit with quartz worktop. Fitted larder cupboard. Ceramic sink unit. Comprehensive range of integrated appliances including a multi-fuel range cooker with extractor hood, dishwasher, fridge freezer and wine fridge. Media unit with television point, storage cabinets and shelving. Two-sided contemporary log burning stove. Karndean flooring. Recessed spotlights. Coving. Casement window to the front and French doors onto the rear garden. Radiator.



BOOT ROOM / UTILITY

5.7m x 1.9m (18'8" x 6'3")

Range of fitted storage cabinets incorporating a Belfast sink. Space for tumble dryer and washing machine. Integrated dishwasher. Panelled walls and ceiling. Two wall lights. Recessed spotlights. Casement window and door to the side. Radiator.



PANTRY

2.0m x 1.4m (6'7" x 4'7")

Range of fitted storage cabinets with oak worktops and fitted shelving units with concealed lighting. Integrated freezer.



BEDROOM ONE

5.5m x 3.0m (max) (18'1" x 9'10")

Coving. Two wall light points. Recessed spotlights. Casement window to the rear with plantation shutters. Radiator with cover.

EN-SUITE SHOWER ROOM

2.9m x 2.3m (9'6" x 7'7")

White suite comprising walk-in shower cubicle, wash basin on vanity with quartz top and low flush WC. Extractor fan. Two wall light points. Panelled walls. Recessed spotlights. Casement window to the rear with plantation shutters. Heated towel rail.



BEDROOM TWO
 3.6m x 3.0m (11'10" x 9'10")
 Coving. Television point. Casement window to the front.
 Radiator.



BEDROOM THREE
 3.0m x 3.0m (9'10" x 9'10")
 Casement window to the front. Radiator.



DRESSING ROOM / FORMER BEDROOM FOUR
 3.3m x 3.0m (10'10" x 9'10")
 Range of fitted wardrobes. Coving. Recessed spotlights
 Casement window to the rear with plantation shutters.
 Radiator with cover.



HOUSE BATHROOM
 3.1m x 3.0m (11'2" x 9'10")
 White suite comprising a free-standing roll top bath, walk-
 in shower cubicle, wash basin and low flush WC. Extractor
 fan. Coving. Casement window to the front. Heated towel
 rail.



OUTSIDE

Set in a plot of almost half an acre, the property enjoys extensive gardens featuring lawn, well-stocked borders, timber deck with water feature, a variety of fruit trees, raised beds, soft fruit bushes. In addition to garden lighting, there is a watering system in place. The property borders open fields on two sides, across which there are lovely views.

THATCHED GARDEN ROOM

4.7m x 3.3m (max) (15'5" x 10'10")

Thatched garden room by Julian Christian Ltd, with bench seating a dining table with further seating and an ethanol burner.

DOUBLE GARAGE & ENTERTAINMENT/LEISURE SUITE

DOUBLE GARAGE

7.1m x 6.2m (23'4" x 20'4")

Oil-fired central heating boiler. Twin doors to the front. Casement window to the side. Electric light and power. Gardener's WC.

ENTERTAINMENT ROOM & BAR

8.2m x 6.7m (26'11" x 22'0")

Panoramic sliding door system. Cast iron log burning stove set on a brick hearth with oak beam above. Oak bar with sink, dishwasher and fridge. Karndean flooring with underfloor heating.



HOME CINEMA / GOLF SIMULATOR ROOM

6.8m x 5.8m (22'4" x 19'0")

Door to outside. Underfloor heating.

OUTDOOR KITCHEN

5.7m x 3.0m (18'8" x 9'10")

Wood-fired pizza oven. Tiled work surfaces. Belfast sink. Space for a barbeque.

GENERAL INFORMATION

Services:	Mains water and electricity. Private drainage. Oil-fired central heating.
Council Tax:	Band: F (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 8TA.
EPC Rating:	Current: D65. Potential: D68.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

