

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

HOVINGHAM LODGE, PASTURE LANE, HOVINGHAM, YORK, YO62 4JT



- Stunning, detached stone built home
- Fabulous finish throughout
- Four bedrooms, two en suites and house bathroom
- Air Source Heat Pump & EV Charging Point
- Private location in popular village
- Wonderful kitchen and flexible reception spaces
- Enclosed gardens and driveway parking

GUIDE PRICE £795,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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Description

This impressive, detached home occupies a wonderful position in a most sought-after village location.

Hovingham Lodge boasts a peaceful, secluded plot yet is just a stroll from the heart of the village. Set within the Howardian Hills, A National Landscape, Hovingham is just a short drive from the market towns of both Helmsley and Malton yet is well placed for access to good commuter routes including the A64 to York and beyond and Malton railway station. While still retaining the charm of traditional rural life, residents are well served with amenities including the village shop, bakery, sports facilities and village hall as well as a Michelin starred restaurant.

Constructed in 2022 by a local building firm, the stone built property fits well within the existing landscape and surrounding homes yet offers all the benefits of a truly modern property. Such features include air source heat pump fuelling underfloor heating to the ground floor and radiators to the first floor, Cat6 cabling for superfast broadband and EV car charger. The accommodation is light and airy throughout with a wonderful finish which really must be seen to be fully appreciated.

The entrance leads through to a stunning open plan kitchen which offers ample space for dining and entertaining. Fitted with a quality Neptune kitchen and high spec appliances including wine cooler, Quooker tap and integrated ovens and induction hob. The sitting room beyond boasts large bi-fold doors overlooking the garden and bespoke storage and media wall, a wonderfully proportioned room with a real sense of tranquillity. To the rear is a wonderful ground floor bedroom suite, an ideal set up for guests or multi-generational living as well as house bathroom and practical, well-fitted utility room. To the first floor are three further bedrooms, one with en suite.

Externally, the benefits include well-stocked gardens with lawns to front and rear, a large patio area, stone-built stores and driveway parking.

General Information



Accommodation



Total area: approx. 146.1 sq. metres (1572.7 sq. feet)
Hovingham Lodge, Hovingham

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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