



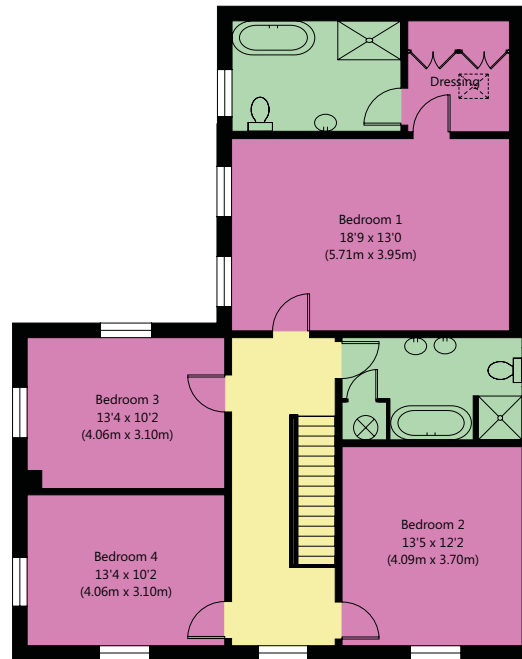
Lyndon House
Thorganby, York

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Lyndon House, South Moor Road, Thorganby, York, YO19 6ER

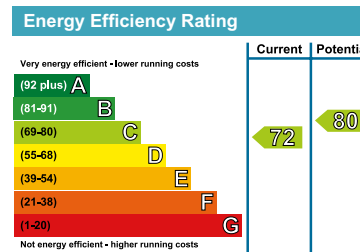


Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1132 SQ FT / 105.21 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1093 SQ FT / 101.52 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2225 SQ FT / 206.73 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Lyndon House

South Moor Road, Thorganby, York YO19 6ER

Bespoke modern family house with rural views, on the edge of a lovely Conservation village

Green oak porch • entrance and staircase hall
2 reception rooms • kitchen dining room • utility room • principal bedroom suite with dressing room and bathroom • 3 further double bedrooms house bathroom • part boarded loft

Integral double garage • garden

Freehold for sale

Lyndon House is a discreet village property with distinguishing architectural attributes that reveal the quality of the original build and bespoke finish. The high ceilings and deep windows are worthy of note, as are the cornicing and architraves. This is a house that offers the benefits of the new with the characteristics and appeal of a property from an earlier and more distinguished age. With its practical layout, good local amenities and convenient location within ten miles of York (falling within the catchment of 'Outstanding' Fulford School), Lyndon House is likely to exert quite a pull amongst family house buyers looking for a beautifully appointed property.

- Detached edge of village house circa 2006
- Accommodation of 2225 sq ft arranged over two floors
- High ceilings and good natural light throughout
- Distinctive and ornate cornicing, louvre wooden shutters, sandstone flooring
- Wifi based alarm system and fast broadband (fibre to the village)
- Oak-framed porch circa 2015 with bespoke boot room cabinetry and Fired Earth terracotta tiles
- Wonderful solid oak kitchen dining room with French doors opening on to the garden terrace giving magnificent, far reaching views across pastures to woodland beyond. The contemporary fitted kitchen has a new AEG hob and Neff appliances, and a utility/laundry room alongside.

- Well proportioned, double aspect sitting room with open fire and French doors giving garden access
- House bathroom refitted in 2020 with porcelain floor and Heritage sink
- Outstanding principal bedroom suite in a self-contained wing of the house, characterised by four metre ceiling heights and a pair of picture windows with country views. There is a custom-made dressing room, and a luxurious marble tiled bathroom (Georgica Pond by Fired Earth) with copper bath by William Holland, Lefroy Brooks shower and electric underfloor heating.
- Glorious wildlife walks from the doorstep
- Rural village with good access to the A64, A1M, to Leeds and beyond
- Falls within the catchment of Fulford School – Sunday Times Comprehensive School of the Decade 2020

Outside

The house is accessed via a tarmacadamed drive with a high mature hedge providing great privacy. There is parking for four cars in front of the integral double garage which has an electric/remote controlled door, power, light and part-boarded loft above. To the front of the property is Westfield Lane leading to Southmoor Road, a pleasing no-through village lane. The garden sweeps around the western elevation of the house; it is secure and private, largely laid to lawn with mature shrubs and bushes including a rowan, prickly pear and magnificent willow standing sentinel (TPO). The views west are open and far-reaching across green pastures where deer, fox and barn owls are regularly sighted along with superb sunsets throughout the year.



Environs

Wheldrake 3 miles, Escrick/A19 6 miles, York 10 miles, Pocklington 13.5 miles, Leeds 31 miles.
(Distances approximate)

This traditional rural village was listed in the Domesday book of 1086 and has attractive 18th and 19th century architecture. It sits on the west bank of the river Derwent, and amenities include a public house, children's playground and playing fields, village hall, 15th century grade I Listed church and a National Nature Reserve. Neighbouring Wheldrake has a convenience store, public house and primary school. Lyndon House falls within the catchment of the highly regarded Fulford School (served by a school bus), and lies close to Queen Margaret's at Escrick and is also highly accessible to Pocklington School. The village is conveniently located being some eight miles from the York ringroad/A64 linking to Leeds, the A1M and national motorway network.

General

Tenure: Freehold.

Services: Mains electricity, water, drainage. Oil-fired central heating.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: Selby District of North Yorkshire. Conservation village.

Directions: From Main Street turn right just past the Jefferson Arms. Lyndon House is the last house on the right.





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