



VERITY  
FREARSON

LODGE HOUSE, 1 LODGE YARD, MINSKIP, YO51 9JL

GUIDE PRICE £480,000

# LODGE HOUSE, I LODGE YARD,

*Minskip, YO51 9JL*

**A deceptively spacious and beautifully presented four-bedroom detached property with three reception rooms, stylish dining kitchen and a principal bedroom with en-suite shower room.**

Forming part of the picturesque Lodge Yard development of barn conversions on the fringes of Minskip, Lodge House features a surprisingly spacious and beautifully presented interior that includes a reception hall with cloakroom / WC, three formal reception rooms, impressive dining kitchen, principal bedroom with en-suite shower room, three further double bedrooms and a house bathroom, complemented by a carport with tandem-length parking and delightful gardens.

Located in the centre of the village of Minskip, very well placed close to the thriving market town of Boroughbridge and within a couple of minutes' drive of the A1(M), giving easy access to Yorkshire's principal business districts.



3 Reception Rooms · Stylish Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Spacious Bathroom

Off-Road Parking · Carport · Delightful Lawned Gardens







## ACCOMMODATION

### GROUND FLOOR

A reception hall with cloakroom / WC leads into a fabulous sitting room with open stone fireplace and French doors opening onto the side garden, a formal dining room with second stone open fireplace and a sensibly-sized study / snug, with all three reception rooms featuring window shutters.

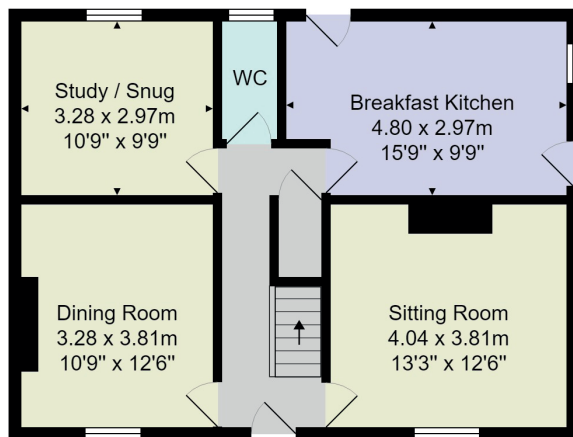
The stylish dining kitchen features granite worktops and a granite-topped dining bar, base and wall storage, integrated fridge, freezer and microwave, range cooker space and a period-style sink unit, complemented by a side door to the carport and a stable-style door out into the garden

### FIRST FLOOR

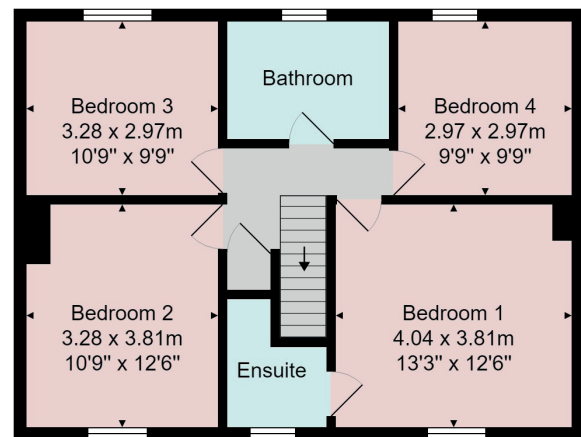
The first floor landing leads off into a generous principal bedroom with en-suite shower room, three further double bedrooms and spacious house bathroom with both period-style bath tub and separate walk-in shower. Other

Internal features of note include gas fired radiator central heating, double glazing and oak flooring across the ground floor, with the exception of the kitchen.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 129.6 m<sup>2</sup> ... 1395 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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## Outside

Externally, a tandem-length parking space with carport immediately to the rear of the property provides parking and access into a useful covered storage shed. The delightful gardens extend to the front and side of the property and feature a lawn, generous decked seating areas, gated access into the carport and a versatile shingled area providing storage and offering the potential to extend the formal garden area further.

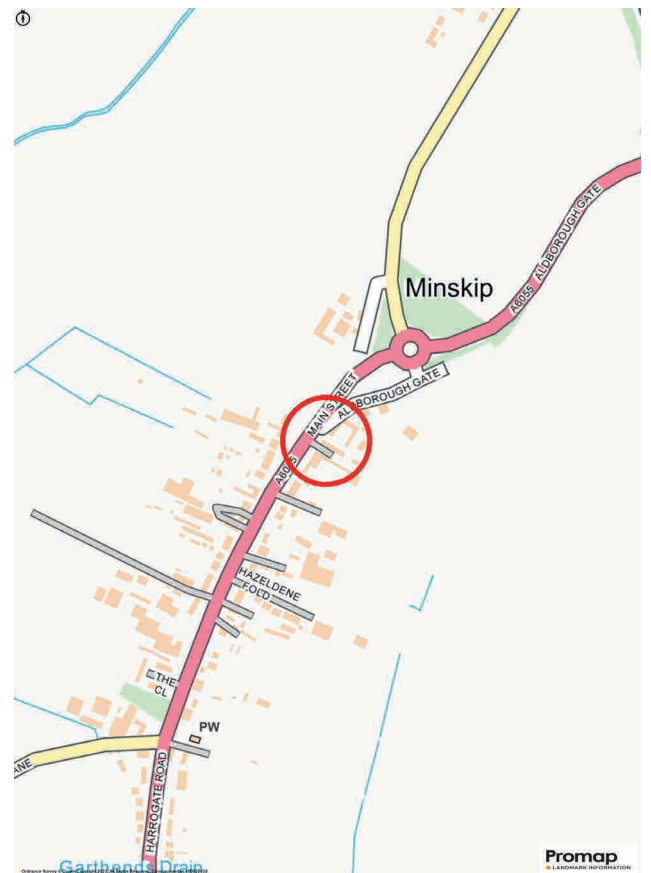
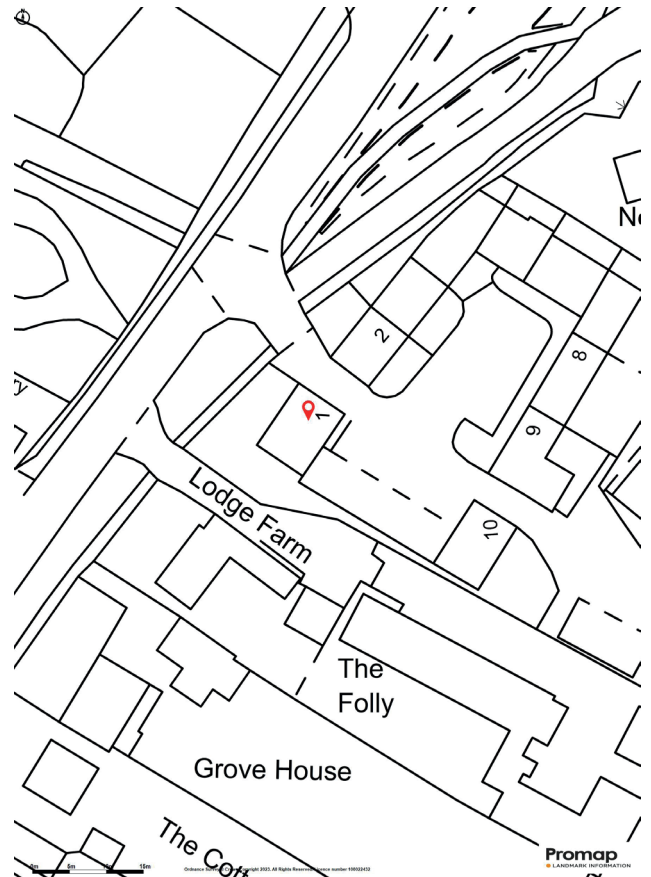
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	68	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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