



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

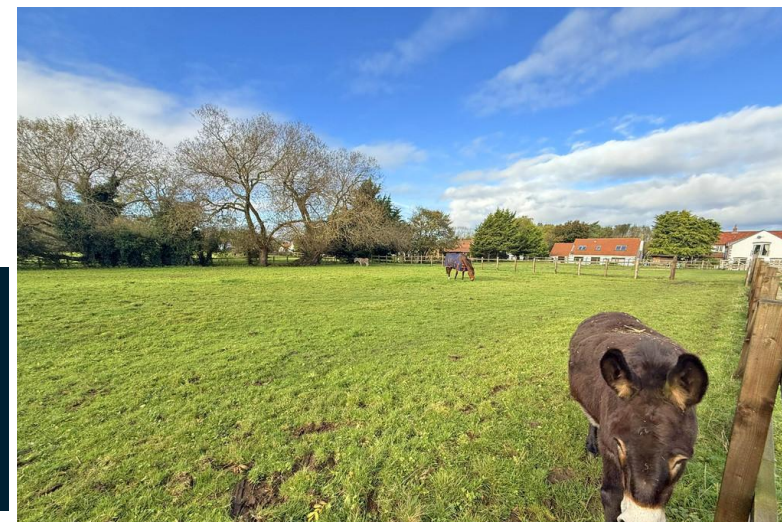


£800,000

HUNTERS LODGE, FOLKTON, SCARBOROUGH, YO1 3UH

- Equestrian Property
- Modern Large Four Bedroom House
- Approximately 2 Acres Of Land
- Stables And Outbuildings

A SUPERB MODERN EQUESTRIAN PROPERTY SITUATED IN THIS IDYLIC RURAL VILLAGE, THE PROPERTY BEING OVER 3000 SQUARE FOOT, WITH APPROXIMATELY TWO ACRES OF LAND STABLES AND AN ARRAY OF OUTBUILDINGS. THE PROPERTY ONLY BEING CONSTRUCTED IN THE LAST 13 YEARS AND WITH A HUGE AMOUNT OF SPACE IN ALL ASPECTS WILL SURELY IMPRESS.



TIPPLE UNDERWOOD ESTATE
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
1637 sq.ft. (152.1 sq.m.) approx.



1ST FLOOR
1545 sq.ft. (143.5 sq.m.) approx.



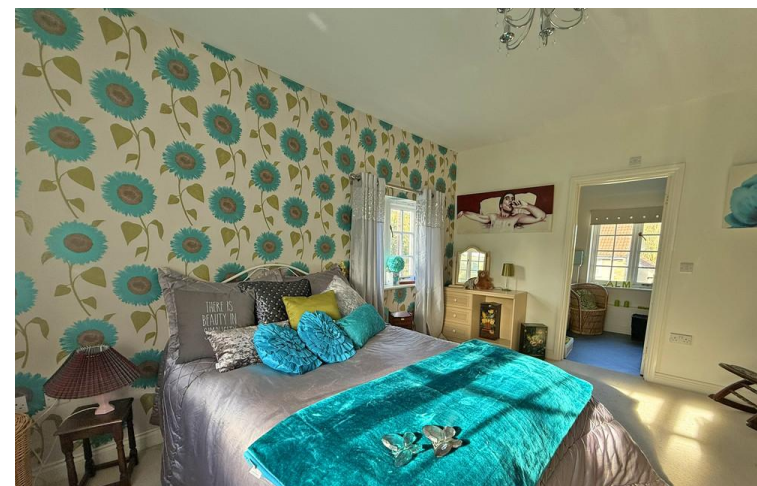
TOTAL FLOOR AREA : 3182 sq.ft. (295.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

The property when briefly described comprises a large rear facing farmhouse family kitchen, utility room, impressive hallway, dual aspect living room, sunroom, cloakroom and a large dining room. On the first floor is a generous landing, master bedroom with Juliet balcony overlooking the rear dressing area and en suite three further double bedrooms one with an ensuite and family bathroom. The property has underfloor heating to the ground floor and to the bathrooms on the first floor. The property sits in approximately 2 acres of land, separated into paddocks, with two stables, and a selection of outbuildings.



GROUND FLOOR

KITCHEN/FAMILY ROOM
23' 5" x 16' 3" (7.14m x 4.95m)

UTILITY ROOM
10' 4" x 10' 3" (3.15m x 3.12m)

HALLWAY

CLOAKROOM

LOUNGE
21' 10" x 21' 7" (6.65m x 6.58m)

DINING ROOM
21' 9" x 16' 3" (6.63m x 4.95m)

SUNROOM
14' 3" x 7' (4.34m x 2.13m)

FIRST FLOOR

LANDING

MASTER BEDROOM
17' 8" x 16' 2" (5.38m x 4.93m)
DRESSING ROOM

ENSUITE
10' 4" x 10' 4" (3.15m x 3.15m)

BEDROOM
14' 10" x 13' 8" (4.52m x 4.17m)
ENSUITE

BEDROOM
16' 4" x 11' 10" (4.98m x 3.61m)

BEDROOM
16' 4" x 9' 7" (4.98m x 2.92m)

BATHROOM

OUTSIDE

GARDENS

LAND
Approximately two acres split into four paddocks.

STABLES

TACK ROOM

FEED STORE

OPEN SHELTER