



# Dee Atkinson & Harrison

CHARTERED SURVEYORS

St Magnus Lodge, Bessingby, East Yorkshire





# St Magnus Lodge, Bessingby

Offers around £750,000

Standing in a secluded part of this delightful village and occupying a site of approximately 4.5 acres, St Magnus Lodge is an absolute gem. Constructed in the mid 1990's using reclaimed bricks the property stands on the site of a former 18th Century stock building. The property includes the remaining brick and tile outbuildings part of which have been converted to provide a self contained annexe which has been used by the present owners for holiday lets and could easily be used for additional accommodation to the existing dwelling (subject to any necessary planning consent). Planning has also been granted for the conversion of remaining outbuilding to form two further holiday letting units. In addition to the fine four bedroom principal accommodation and the extensive outbuildings, St Magnus Lodge enjoys a peaceful setting in the shadow of the village church and offers thoughtfully landscaped extensive gardens which are a natural haven for wildlife. Bessingby village is pleasantly situated on the sloping side of the Wolds hills facing the sea, approximately 1 1/2 miles south west of Bridlington.

## GROUND FLOOR

### STORM PORCH

Laid in a Victorian fashion and having double doors to:

### ENTRANCE HALL

With impressive staircase which rises to a half landing before dividing left and right. Beneath the staircase is a fitted bookcase, wooden flooring, two double radiators, large walk in understairs cupboard which is ideal for use as a wine store and has an automatic light system. Low voltage spotlights and corner window add to the overall attraction of this fine entrance hall.

### CLOAKROOM

With low level WC, vanity wash hand basin, single radiator, extractor fan and cloak hooks.



### LOUNGE 6.40m(21'0") x 4.65m(15'3")

With living flame gas fire in a cast iron grate set within a traditional mantel. Fitted alcove bookcase incorporating a television stand with video and Hi Fi cupboard below, low voltage ceiling spotlights, two double radiators and double doors to:

### CONSERVATORY 8.69m (28'6") x 3.96m(13'0")

With slate tiled floor, raised brick borders, radiator and economy 7 storage heater, automatic roof vents, fitted ceiling blinds for the sloping glass panel roof and double doors to the courtyard.

### STUDY 3.20m(10'6") x 2.97m(9'9")

With living flame gas fire in a cast iron grate, double radiator, burglar alarm controls and telephone point.

### DAY ROOM 4.4m (14'6") x 3.6m (11'9")

An open plan room to the kitchen which has a stove style enclosed burner with glass door, alcove bookshelf, television aerial point, double radiator, terracotta tiled floor and double French doors to the garden.

### DINING KITCHEN 4.4m (14'6") x 4.4m (14'6")

Fitted with a range of attractive natural oak kitchen units which include a stainless steel sink with mixer tap and Quooker tap for instant hot drinking water, waste disposal unit, extensive base and wall cupboards, drawer baskets, integrated fridge and dishwasher, twin Seimans stainless steel ovens and warming drawer, microwave and a five ring gas hob with extractor hood over and stainless steel splashback, wine rack, glazed display cupboards, two kickplate heaters, double radiator, terracotta tiled floor, telephone point, worktop lighting and low voltage ceiling spotlights.

### UTILITY ROOM 4.4m (14'6") max x 3.0m (9'9")

With 1 1/2 bowl stainless steel sink and mixer tap, base cupboard, plumbing for automatic washing machine, terracotta tiled floor, wall mounted gas central heating boiler, space for standing a tumble dryer and freezer, burglar alarm controls and double radiator. Walk in pantry.

## FIRST FLOOR

### LANDING

The split landing area features a corner window and low voltage spotlight tracks and ceiling downlights. Smoke detector.

### MASTER BEDROOM 4.6m (15'3") x 4.3m (14'3")

With low voltage lighting, double radiator, telephone and television aerial points. Two wall light points.

### EN-SUITE BATHROOM

With four piece suite comprising large fully enclosed shower cubicle with power shower. Low level WC, bidet, pedestal wash hand basin, single radiator, half tiled walls, heated towel rail.

### DRESSING ROOM/ BEDROOM FOUR 3.6m (11'9") x 3.0m (10') max

Originally a fourth bedroom but more recently fitted with a range of wardrobes providing extensive hanging and storage space, shoe cupboard and large built-in airing cupboard housing the hot water tank equipped with electric immersion heater. Double radiator, access to the roof space and low voltage ceiling spotlights.

### BEDROOM TWO 4.6m (15') x 4.1m (13'6")

With double radiator, vanity wash hand basin, fitted wardrobe and doors, overhead storage lockers, access to the roof space and television aerial point.

### BEDROOM THREE 3.76m(12'4") x 3.51m(11'6") max

With double radiator, vanity wash hand basin, fitted wardrobes providing hanging and storage space, drawers, overhead storage locker and television aerial point.

### FAMILY BATHROOM

Fitted with a luxury suite including encased bath with mixer tap and hand shower spray attachment, separate tiled shower cubicle, vanity wash hand basin, low level WC with dual flush system. Slate tiled flooring, low voltage ceiling spotlights, extractor fan, heated towel rail and single radiator.

### SELF CONTAINED ANNEXE

An excellent self contained unit which has been converted from a neighbouring two storey outbuilding. The annexe provides versatile accommodation which can be used for a variety of purposes including additional accommodation to the existing dwelling (subject to any necessary planning consent) for a dependant relative, guest accommodation or like the current owners who let the property for holiday accommodation between April and September. In the previous year this generated a gross income of approx £6,000.

### GROUND FLOOR



### ENTRANCE HALL

With tiled floor, economy 7 storage heater, low voltage ceiling spotlights and alarm controls. Staircase to the first floor.

### FIRST FLOOR

#### KITCHENETTE 3.30m(10'10") x 3.40m(11'2") maximum

With sink and mixer tap, base cupboard, fridge, airing cupboard, electric economy 7 storage heater, velux rooflight window, smoke detector, low voltage spotlights and exposed beams.

#### SITTING ROOM/ OFFICE/ GYM 6.0m (19'9") x 5.5m (18')

With pine flooring, fitted workbench and drawers, two storage heaters, gallery window, exposed beams and purlings, low voltage lighting, television aerial point and telephone point.



#### BEDROOM ONE 6.2m (20'6") x 5.4m (17'9")

With pine floor, exposed beam, storage heater, velux rooflight window, low voltage ceiling spotlights and smoke detector.



#### BEDROOM TWO 2.8m (9'3") x 2.6m (8'6")

With storage heater.

#### SHOWER ROOM

With low level WC, pedestal wash hand basin, tiled shower cubicle and exposed beams.

#### OUTBUILDINGS

In addition to the annexe, St Magnus Lodge enjoys an extensive and useful range of outbuildings which include the unconverted part of the substantial brick and tile barn beneath the annexe which provides open fronted cart sheds and a garden store which houses a ride on lawnmower. The large full height barn which presently serves as a useful store has now had planning approval for conversion to form two further two bedroom holiday cottages.

Adjoining the two storey barn is a further range of single storey brick and tile outbuildings part of which are included in the plans for conversion but the remainder could provide stabling and tack room facilities.

#### PLANNING CONSENT

Full planning consent was passed under application number DC/09/04627/PLF/EASTNN in February 2010 for the conversion of redundant barn to form two holiday cottages. Plans showing the detail of this proposed conversion can be seen on site during viewings.

#### GARDEN ROOM

A most attractive feature of the garden is the former tractor shed which has been renovated and utilised as a garden room. It features a brick floor and corner open fire with chimney/barbecue and sink. This provides an excellent covered dining area and space for a table tennis etc.

#### GARDENS

The gardens to the property are a particularly delightful feature. To the front of the main house in the courtyard flanked by outbuildings, the owners have created a Mediterranean style garden with plants growing through the gravel and numerous climbing plants adorning the house and outbuildings.

Immediately to the rear a country garden has been created with a central lawn and gravel pathways flanked by colourful shrub and plant borders. Beyond this area lies a less formal garden which has been landscaped within the large paddock. This includes a large pond with pumped water cascade, shaped hedges and extensive tree plantations, lawned walkways and peaceful seating areas.

In addition to that 3.2 acres that forms the freehold of the property, the current owners have taken a 99 year lease from 2008 with no rental payment on 1.2 acres of neighbouring woodland. This area is shown on the plan within these particulars edged in blue.

This garden area is a haven for wildlife and a blaze of colour in the spring and summer months.



#### TENURE

The property is freehold and offered with the benefit of vacant possession upon completion (subject to confirmation by the vendors' solicitors).

#### VIEWING

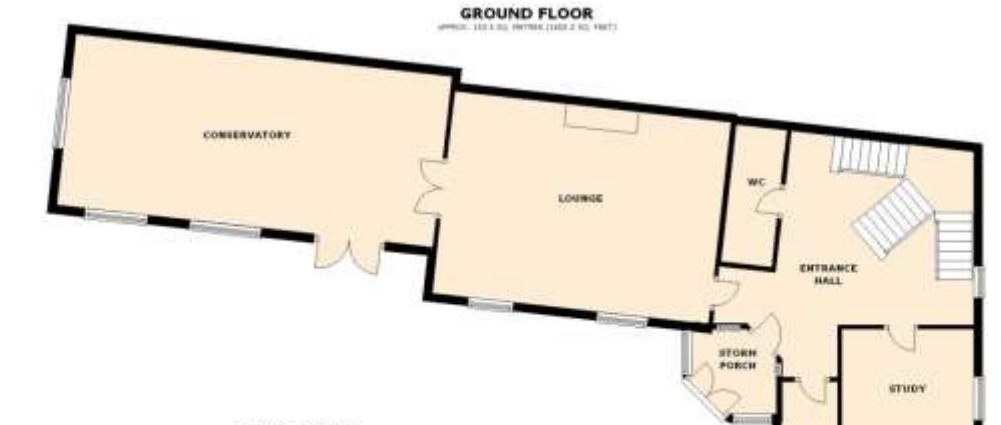
Strictly by appointment through the Sole Agents on 01377 241919.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'G' (verbal enquiry only).

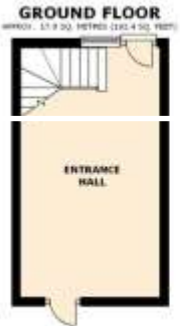
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TOTAL AREA: APPROX. 257.0 SQ. METRES (2764.4 SQ. FEET)

**St Magnus Lodge  
Annexe Floorplans**



TOTAL AREA: APPROX. 128.6 SQ. METRES (1392.0 SQ. FEET)







