

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## POTTERS LODGE, MARTON, SINNINGTON, YO62 6RD

**A superb family home providing approx 3,000 sq.ft. of living accommodation with an extensive range of buildings, large garden and paddock; in all just over 2 acres**

**Entrance Vestibule & Hall**

**3 Reception Rooms**

**Farmhouse Kitchen/Living/Dining**

**Utility/Boot Room**

**Cloakroom**

**Study**

**4 Double Bedrooms**

**3 En Suite**

**House Bathroom**

**Large Loft Space**

**4 Loose Boxes & Garaging**

**Car Port & Workshop**

**GUIDE PRICE £975,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)

## Description

Local builders who have been in the construction industry for over 50 years built Potters Lodge in 2003 to cater for a growing family, a family run business and an overall passion for horses, dogs and everything "country".

Its aesthetically pleasing, Georgian style frontage sits beautifully within the village street scene and internally, the period features continue in the form of moulded cornices and architraves, impressive fireplaces, extensive oak flooring and a lovely turned staircase leading off the light and spacious main entrance hall.

There are no pokey rooms in Potters Lodge with the main hub of the house being a 34' long kitchen/dining/living room with a comprehensive range of solid wood kitchen units, granite worktops, deep Belfast sink and oil fired Aga. At the soft seating end, an impressive fireplace with wood burning stove comes into its own during the cooler months and the more formal sitting rooms both have open fires. Along with four large bedrooms on the first floor, all of which will easily accommodate a king size bed (with plenty of room to spare) there are three en suites plus a stylish house bathroom. There is stacks of easily accessible loft space too.

There is equally as much going on on the outside, with a superbly kept brick set drive and yard providing ample parking and turning space for numerous vehicles, trailers etc. From here there is access to a gated paddock extending to approx 1.7 acres and there are plenty of associated buildings in the form of 4 loose boxes, workshop, car port and a double garage with extensive first floor storage. A south west facing paved terrace creates a lovely place to sit and enjoy the gardens which are mainly lawned with a fine orchard of Bramley apple, pear and plum.

In summary an exceptional family home in a readily accessible, peaceful village setting with plenty of features to satisfy those with a busy, outdoor lifestyle.

## General Information

Services: Mains water and electricity are connected. Connected to mains drains. Oil fired central heating.

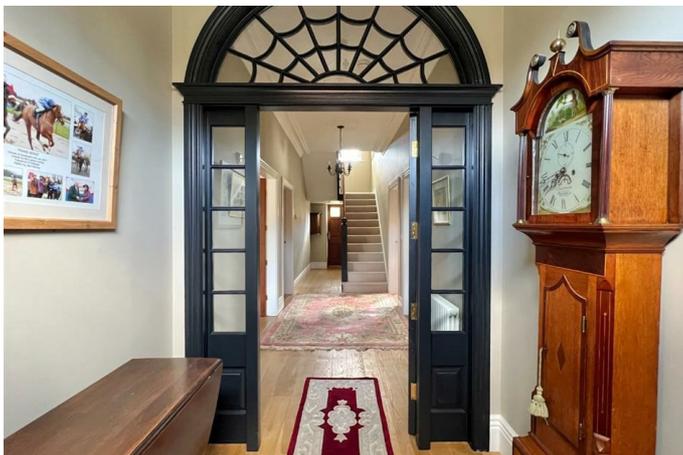
Council Tax: We are informed by North Yorkshire Council that the property falls in band F .

EPC Rating: C

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 or 472800.

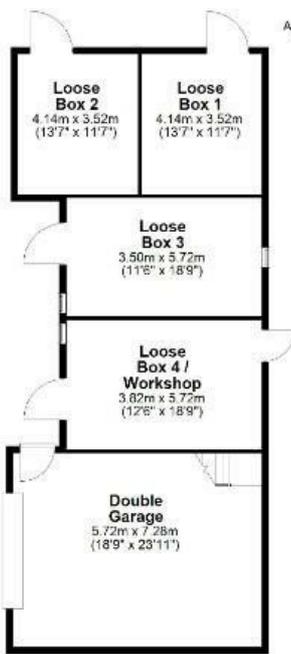
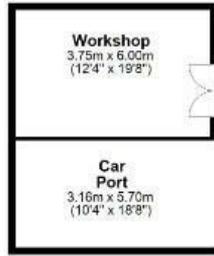
With its eye catching wide greens and pleasing architecture, the popular village of Marton has an active social community and lies just south of the A170 Thirsk to Scarborough road, with the market towns of Pickering and Kirkbymoorside being equidistant. Schooling is well catered for with a primary school in nearby Sinnington and secondary schools in Pickering and Nawton. Malton, Yorkshire's award winning 'Food Town' is a 25 minute car journey away and from here there are good road and rail links to the City of York.



# Accommodation

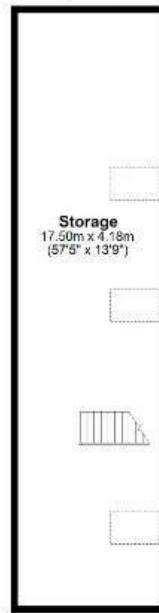
## Ground Floor

Approx. 154.8 sq. metres (1665.7 sq. feet)



## First Floor

Approx. 73.0 sq. metres (786.3 sq. feet)

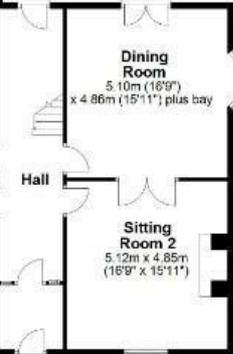


Total area: approx. 227.8 sq. metres (2452.0 sq. feet)

## Outbuildings, Potters Lodge

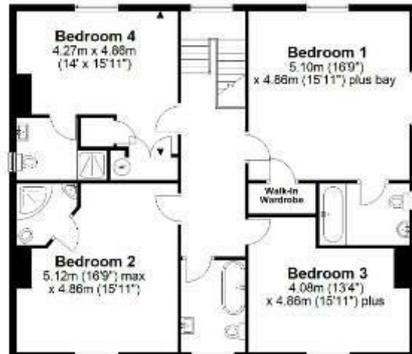
## Ground Floor

Approx. 153.4 sq. metres (1650.7 sq. feet)



## First Floor

Approx. 123.0 sq. metres (1323.8 sq. feet)



Total area: approx. 276.3 sq. metres (2974.5 sq. feet)

## Potters Lodge, Marton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	74
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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