



The Forge
The Forge, West Lutton, North Yorkshire YO17 8TA
Guide price £850,000



WILLOWGREEN
ESTATE AGENTS

This period-property dating back to 1855 comprises of a four-bedroom detached house 'The Forge', a large office/studio space, additional laundry room/utility and separate four-bedroom cottage 'The Old Forge' which has been recently used as a holiday cottage. Set back from the road, next to the village church and surrounded by open fields this property is a perfect place to retreat to and makes a fantastic family home, with a large garden, limestone patio, driveway and spacious garage with electric.

The Forge is exquisitely finished, with pine doors, oak flooring, wooden-sash windows and double-glazing throughout. In brief, the property comprises a hallway, sitting room and living room both with open fires, a spacious open-plan kitchen/dining room with log burning stove, cloakroom, wc and a beautiful conservatory with exposed brick overlooking the patio and garden. To the first floor are four well-proportioned double bedrooms, bedroom one is ensuite, with a walk-in wardrobe, and a spacious house bathroom comprises a walk-in shower and free-standing roll-top bath.

The studio/office space provides a unique work-from home location or could be used as additional holiday home or gym/yoga studio. Situated on the first floor, it has plenty of natural light, with stunning original exposed roof beams, engineered oak flooring and electric heating. The utility/laundry room boasts ample storage, a linen cupboard and plumbing for a washer and dryer.

The Old Forge is a single-storey four bedroom cottage retaining many original features which has been imaginatively renovated. The cottage has natural stone floors, beamed ceilings and a cosy wood burning stove set in a stunning brick fireplace modelled on one of the three original curved chimneys. The cottage has underfloor heating throughout, with thermostatic controls in each room to allow individual room temperature control.



THE FORGE

HALL 17'8" x 5'10" (5.41 x 1.80)
Carpeted staircase, dado rail, solid oak floor.

SITTING ROOM 20'1" x 11'7" (6.14m x 3.55m)
Open fire, stone fireplace, coving, picture rails and solid oak floor.

LIVING ROOM 17'7" x 13'6" (5.37 x 4.13)
Slate fireplace and gas fire, coving, picture rails and engineered oak floor.

WC
Heated towel rail, burlington sink, tiled floor.

DINING ROOM 9'9" x 20'4" (2.98 x 6.21)
Wood-burning stove, built-in cupboards and tiled floor.

KITCHEN 16'2" x 9'8" (4.94 x 2.95)
Dual-fuel range cooker, granite worktops, double ceramic Belfast sink, integrated fridge, freezer and dishwasher, tiled splashback and upstands, tiled floor.

CLOAKROOM 6'3" x 7'3" (1.93 x 2.23)
Wood panelled wall with coat hooks, tiled floor, plumbing and extractor for washer and tumble dryer, tiled floor.

CONSERVATORY 13'10" x 8'11" (4.23 x 2.73)
Bespoke design with coloured glass detail.

LANDING

BEDROOM ONE 8'11" x 11'8" (2.73 x 3.58)
Window to front aspect, coving, walk-in wardrobe, ensuite shower, toilet and vanity unit, tiled with vinyl flooring. Power sockets and tv point.

BEDROOM TWO 13'5" x 11'9" (4.10 x 3.60)
Window to the rear, coving, power sockets.

BEDROOM THREE 10'9" x 13'8" (3.29 x 4.17)
Window to the front aspect, coving, power sockets.

BEDROOM FOUR 9'3" x 13'8" (2.82 x 4.19)
Window to the side aspect, coving, power sockets.

BATHROOM
Walk-in shower, cupboard with hot water tank and linen cupboard, pull-out storage cupboard, roll top bath, wood panelling and tiled floor.

STUDIO/OFFICE 15'2" x 41'6" (4.63 x 12.65)
Engineered oak floor, original beams, electric heaters, velux and upvc windows.

LAUNDRY ROOM/UTILITY 15'1" x 11'1" (4.62 x 3.39)
Plumbing for washer and dryer, ample storage, linen cupboards, limestone effect ceramic tiles.

THE OLD FORGE

THE OLD FORGE KITCHEN LIVING AREA 12'10" x 31'0" (3.93 x 9.47)
Open-plan kitchen/dining, electric range cooker, wood-burning stove, exposed brick fireplace.

THE OLD FORGE BEDROOM ONE 12'5" x 11'1" (3.79 x 3.40)
Double ensuite with shower, electric heated towel rail, power socket, tv point and velux window.

THE OLD FORGE BEDROOM TWO 12'5" x 9'9" (3.79 x 2.98)
Original beams, tv point, power sockets, velux window.

THE OLD FORGE BEDROOM THREE 12'10" x 14'5" (3.93 x 4.40)
Original beams, tv point, power sockets.

THE OLD FORGE BEDROOM FOUR 12'5" x 11'4" (3.79 x 3.47)
Original beams, tv point, power sockets.

THE OLD FORGE BATHROOM
Tiled shower bath, velux window, electric heated towel rail.

THE OLD FORGE GARAGE 15'5" x 29'3" (4.70 x 8.94)
Concrete floor, power, sockets, lighting.

THE OLD FORGE STORE 15'10" x 10'0" (4.85 x 3.05)

GARDEN
Limestone patio, water feature, lawn, summer house, green house and garden shed.

DRIVEWAY
Ample parking for multiple vehicles.

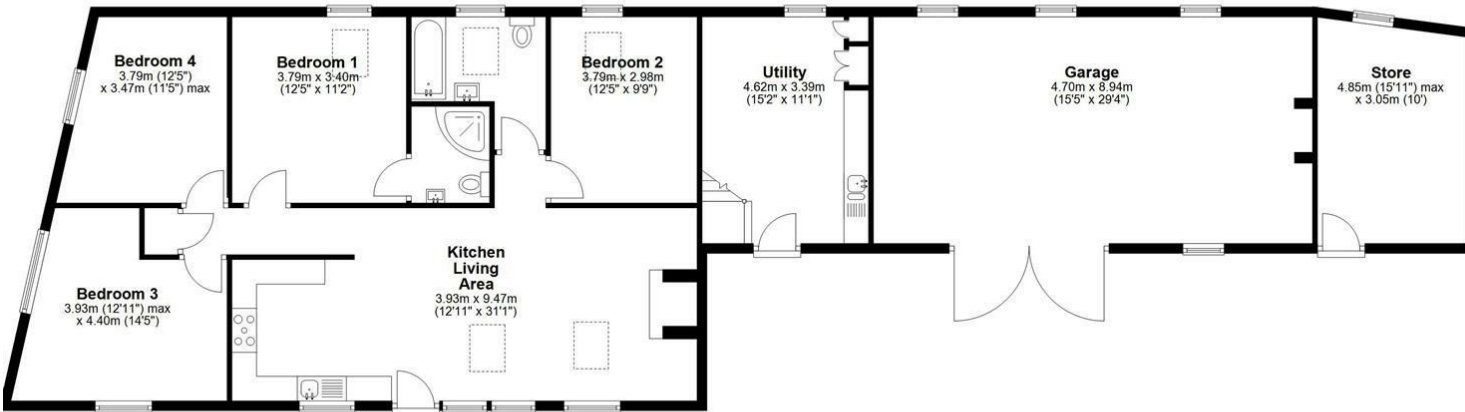
LOCATION

West Lutton lies in the beautiful rolling countryside of the Wolds approximately 12 miles from Malton and some 10 miles from Drifffield. There are good local facilities available in both towns and in Malton there is a railway station with regular connections to the East Coast and the City of York. In the village itself there is a primary school and pub. Situated in The Great Wolds Valley alongside The Gypsy Race, a stream which runs through the village and is fed by a natural spring, and overlooking an 'Area of Outstanding Natural Beauty.'

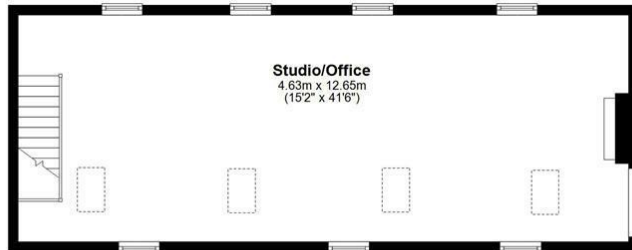




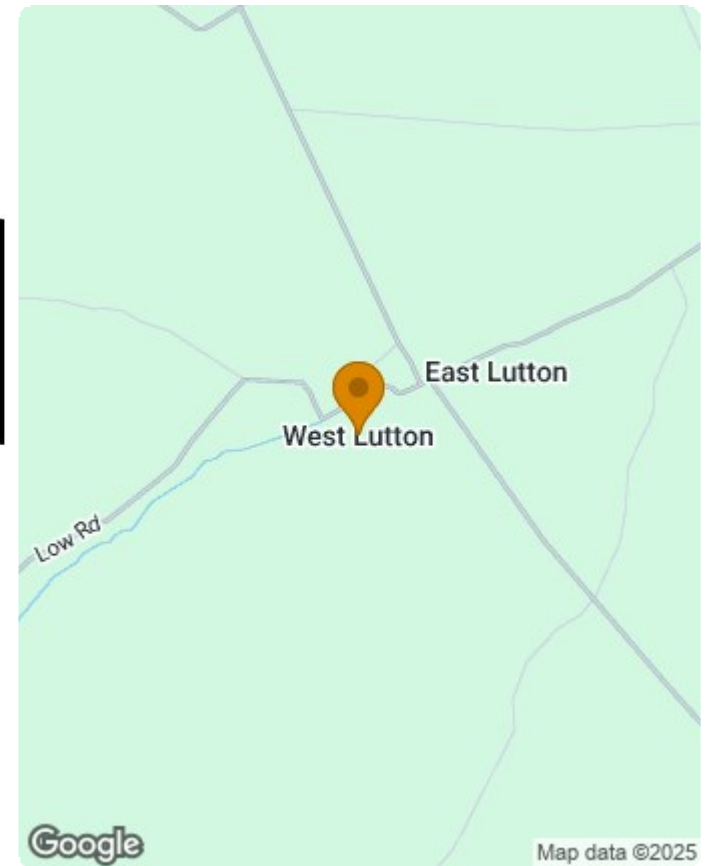
Ground Floor
Approx. 173.4 sq. metres (1865.9 sq. feet)



First Floor
Approx. 57.4 sq. metres (617.6 sq. feet)



Total area: approx. 230.7 sq. metres (2483.5 sq. feet)
The Old Forge, West Lutton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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