



**West Lodge West Lane, Sutton-In-Craven, BD20 7AX**

**Asking Price £450,000**

- UNIQUE DETACHED PROPERTY
- GENEROUS MATURE GARDENS
- DELIGHTFUL GARDEN ROOM
- RENOVATION PROJECT
- FOUR BEDROOMS
- ON-SITE PARKING
- RICH IN HISTORY AND CHARACTER
- SOUGHT AFTER VILLAGE LOCATION

# West Lodge West Lane, Sutton-In-Craven BD20 7AX

We are delighted to bring to the market, for the first time since 1990, West Lodge—a rare opportunity to acquire a piece of local history. The property stands within generous, mature gardens and benefits from on-site parking.



Council Tax Band: F



## PROPERTY DETAILS

We are delighted to bring to the market, for the first time since 1990, West Lodge—a rare opportunity to acquire a piece of local history. Originally one of three lodges serving the prestigious Sutton Hall Estate, West Lodge dates back to 1890, when the estate was designed as a grand residence for Sir John William Hartley. Although the main hall was demolished in the 1940s, the three lodges and stables remain as a lasting legacy of the estate's former splendour.

Now requiring modernisation, West Lodge offers an exciting opportunity for those wishing to create a unique home while preserving its historic character. The property stands within generous, mature gardens and benefits from on-site parking.

The accommodation begins with a welcoming entrance hall, providing access to the basement rooms. To the right lies a well-proportioned kitchen, with an adjoining bedroom and en-suite bathroom. To the left of the hall is a spacious living/dining room, featuring a side-elevation window and wall-to-wall patio doors overlooking the front garden. This leads through to a generous sitting room with bay window, high ceilings and an attractive stone fireplace with open fire, enjoying pleasant views.

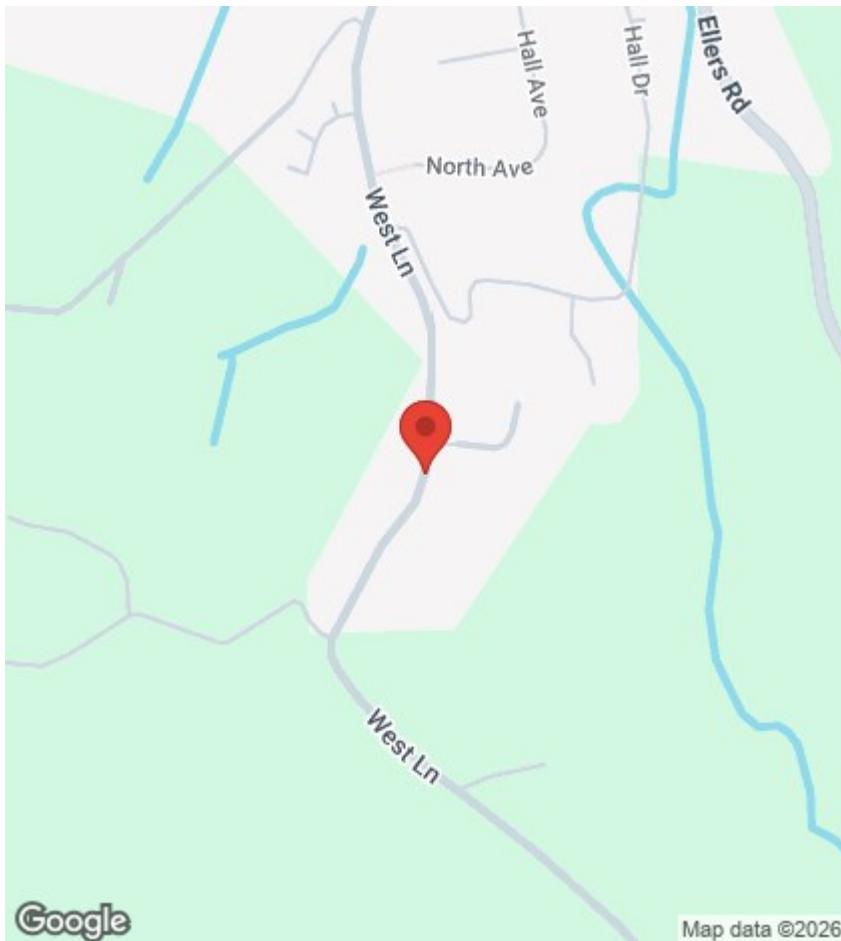
Further living space is provided by a delightful garden room, with wall-to-wall patio doors opening directly onto the gardens. An inner hallway leads to the master bedroom with Jack and Jill bathroom, along with two further good-sized bedrooms.

To the lower ground floor, there are three substantial rooms with power and lighting, offering excellent potential for storage, hobbies, or additional uses. A loft space, previously used as a hobby room, adds further versatility.

Externally, wrought-iron walls and fencing lead into the parking area. The property is surrounded by extensive lawned gardens, featuring generous seating areas and a charming feature pond. The extensive area could provide a potential development opportunity subject to the relevant planning permissions. To the rear, there is a shed and greenhouse.

West Lodge is located on West Lane, just outside the centre of this highly sought-after village. A short stroll leads into Sutton Clough a wonderful woodland ideal for walks. Sutton boasts a range of amenities including a well-loved recreational park, excellent schooling for all ages, two village pubs, a village shop and takeaways. The village is renowned for its strong community spirit and desirable setting.

For buyers seeking a home of character, rich in history and offering the chance to create something truly special, West Lodge represents a rare and exciting opportunity.



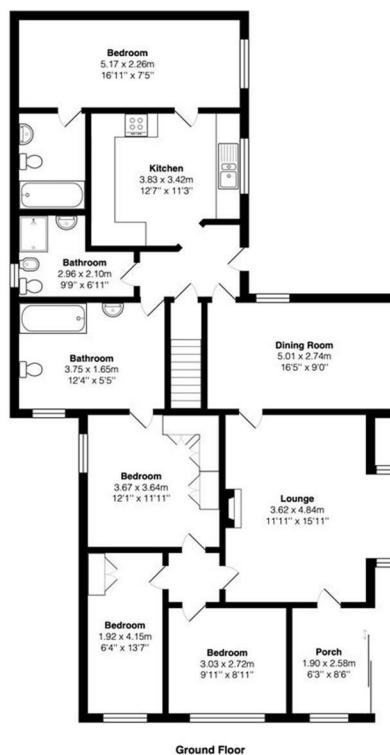
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

E

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



Total Area: 127.1 m<sup>2</sup> ... 1368 ft<sup>2</sup>  
All measurements are approximate and for display purposes only