LODGE FARMHOUSE MAIN STREET

TADCASTER, LS24 8EP

£1,600,000

FREEHOLD

Lodge Farmhouse occupies just under an acre of beautifully private grounds, offering a rare blend of period character, timeless charm and commanding presence. A property that immediately captures the eye, it stands proudly within its surroundings, exuding the grandeur and individuality of a truly exceptional country home.

MONROE

SELLERS OF THE FINEST HOMES

LODGE FARMHOUSE MAIN

• Sat within substantial plot – Space, privacy and plenty of outdoor potential. • Five bedrooms – Generous accommodation for family and guests. • Large kitchen diner – The perfect heart of the home for family life and entertaining. • Stylish granite and wood worktops – Quality finishes with plenty of character. • Separate snug – A cosy space to relax away from the main living areas. • Dedicated games room/ cinema room. Ideal for family fun and entertaining. • Large enclosed garden with unobstructed views over the Countryside • Garden zip wire – A fantastic feature for younger members of the family. • Space for larger vehicles – Suitable for horse boxes, motorhomes and additional vehicles. • Wine cellar – A unique feature for storage and entertaining.

Set over three well-planned levels and occupying just under an acre of land, this impressive period home offers an exceptional blend of generous living accommodation, versatile spaces and well-appointed bedrooms, creating an ideal setting for both family life and entertaining. The ground floor opens into a welcoming entrance area with a convenient boot room with a large pantry, and access to a range of beautifully proportioned reception rooms. A spacious living room provides a comfortable main sitting area, complemented by a separate sitting room and a large kitchen diner with a versatile snug, offering an excellent space for both everyday family life and entertaining. The property also benefits from underfloor heating, providing a comfortable and efficient heating solution.

At the heart of the home is the bespoke kitchen designed by Chapel Kitchens, featuring a combination of granite and natural wood worktops. The generous kitchen diner provides ample room for dining and socialising, while the adjoining snug creates a relaxed informal space where the family can unwind. Doors lead directly out to the large garden, creating a seamless connection between the indoor and outdoor living spaces. The garden provides an excellent setting for children and families, with a fun zip wire adding an exciting feature for outdoor enjoyment. A practical boot room provides useful additional storage and an ideal space for coats, shoes and outdoor equipment. The property also benefits from a dedicated games room, offering an ideal space for family entertainment and leisure. A separate home office provides a practical workspace, while the utility room and wine cellar add further convenience and functionality.

The first floor provides three well-proportioned bedrooms, offering excellent accommodation for a growing family or visiting guests. The bedrooms are arranged around a central landing, the main bathroom is designed by The Cast Iron Bath Company, with additional WC and washroom space adding further convenience. The layout provides a good balance between private bedroom accommodation and shared family areas.

The second floor provides two further bedrooms, creating an excellent degree of separation from the main family accommodation. These rooms are linked by an additional room which would lend itself particularly well to a Jack and Jill-style bathroom having plumbing already installed. Both bedrooms offer generous proportions and built-in storage, making this level particularly well suited to private guest accommodation, teenage bedrooms or a peaceful principal bedroom arrangement.

Outside, the property is approached via a large driveway providing extensive off-street parking for multiple vehicles. The generous parking area offers excellent flexibility and could comfortably accommodate several cars, as well as larger vehicles such as horse boxes or motorhomes, making the property particularly appealing to those requiring substantial parking and storage space. Two high-quality stable blocks at the rear of the property, built by J. Goodrich Equestrian, providing excellent equestrian facilities for the keeping and care of horses.

The property also benefits from lapsed planning permission for a separate dwelling within the garden, offering an exciting opportunity for those looking to explore the potential for additional accommodation, subject to obtaining the necessary consents.

Lodge Farmhouse offers a rare opportunity to enjoy a substantial period family home in a peaceful setting. The current Vendors have painstakingly renovated this beautiful property that is truly exceptional.

Reasons to buy

* Just under an acre – Space, privacy and plenty of outdoor potential.
* Five bedrooms – Generous accommodation for family and guests.
* Large kitchen diner – The perfect heart of the home for family life and entertaining.
* Stylish granite and wood worktops – Quality finishes with plenty of character.
* Separate snug – A cosy space to relax away from the main living areas.
* Dedicated games room – Ideal for family fun and entertaining.
* Large garden – Plenty of room for children, entertaining and enjoying the outdoors.
* Garden zip wire – A fantastic feature for younger members of the family.
* Space for larger vehicles – Suitable for horse boxes, motorhomes and additional vehicles.
* Wine cellar – A unique feature for storage and entertaining.

Environs

Lodge Farmhouse enjoys a peaceful rural setting within the attractive village of Colton, surrounded by open countryside while remaining conveniently positioned for access to York, Tadcaster and the wider area. The village has a strong rural and farming character, with Main Street providing a picturesque village setting and local amenities including a traditional village pub. The nearby market town of Tadcaster offers a wider range of shops, supermarkets, cafés, restaurants and everyday amenities, while York is readily accessible for an extensive choice of shopping, leisure, cultural and recreational facilities. The property is also well placed for commuters, with the A64 providing convenient road links towards York and Leeds, while Ulleskelf and Church Fenton railway stations provide further transport options. The surrounding countryside offers an abundance of opportunities for walking, cycling and enjoying the outdoors, making the location particularly appealing for those seeking a country lifestyle without being too far removed from larger towns and cities.

SERVICES

We are advised that the property has mains water, electricity, drainage and oil

LOCAL AUTHORITY

Leeds City Council

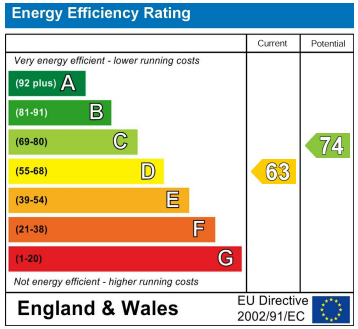
TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

LODGE FARMHOUSE MAIN



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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