



LONSDALE HOUSE
39A NORTH ROAD, LUND

Cundalls



**LONSDALE HOUSE
39A NORTH ROAD, LUND
DRIFFIELD, EAST RIDING OF YORKSHIRE**

Driffield 8 miles, Beverley 10 miles, Hull 16 miles, Malton 20 miles, York 28 miles
Distances Approximate

A SUPERBLY APPOINTED FOUR BEDROOM VILLAGE HOUSE OFFERING SPACIOUS & WELL-PLANNED ACCOMMODATION OF OVER 2,200FT² TOGETHER WITH LANDSCAPED GARDENS, AMPLE PARKING & DOUBLE GARAGE IN A SOUGHT-AFTER YORKSHIRE WOLDS VILLAGE

ENTRANCE HALL – SITTING ROOM – STUDY – OPEN-PLAN DINING KITCHEN/FAMILY ROOM – UTILITY ROOM – GUEST CLOAKROOM
FIRST FLOOR LANDING – MASTER BEDROOM WITH EN-SUITE SHOWER ROOM – GUEST BEDROOM WITH EN-SUITE SHOWER ROOM
TWO FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM

DOUBLE-GLAZING – OIL FIRED CENTRAL HEATING (UNDERFLOOR DOWNSTAIRS) – PV SOLAR PANELS

ATTRACTIVELY LANDSCAPED WEST-FACING GARDENS – BLOCK PAVED DRIVEWAY – DETACHED DOUBLE GARAGE

**GUIDE PRICE £625,000
FREEHOLD**

Built around 15 years ago, Lonsdale House is superb example of a modern village house, which has been constructed and finished to a high standard for the original owner's own occupation. The property has been traditionally styled to fit in with neighbouring dwellings, but its internal layout is very much focused on modern day family living, with a fantastic open-plan dining kitchen/family room at its heart. There has been a real emphasis on energy efficiency, the house is packed with the highest levels of insulation and 12 photovoltaic solar panels on the double garage provide a healthy income, in addition to savings on electricity used. All windows are double-glazed and there is zoned underfloor heating throughout the ground floor and radiators upstairs.

Laid out over two floors, all rooms are generously proportioned, and the total floor area extends to over 2,200ft². In brief it comprises entrance hall, sitting room with log burner, study, open-plan dining kitchen/family room, utility room and guest cloakroom. Upstairs there are four large double bedrooms, two have en-suite shower rooms and there is a further house bathroom. Features within Lonsdale House include a beautifully crafted joiner-built kitchen with granite work surfaces and range of integrated appliances, engineered oak and limestone floors, deep skirting boards, remote operated blinds to all windows and quality limestone fireplaces in both the sitting room and family room.

To the rear of the house is a good-sized garden which has been professionally landscaped and enjoys a high degree of privacy. With an enviable west-facing open aspect, the garden features lawn, well-stocked shrub borders, specimen trees, pergola and several Indian stone paved terraces which are ideal for dining outdoors. A shared side access leads to a gated and block paved parking area in front of a double garage block with electric door and handgate opening into the garden. To the front the house is set behind a beech hedge with a further area of lawn.

Lund is one of the East Riding's most sought-after villages, being nicely positioned within an especially attractive part of the Yorkshire Wolds, and between the market towns of Beverley and Drifffield. The village benefits from a well-regarded gastro pub, The Wellington Inn and the Michelin starred Pipe & Glass at South Dalton is just 3 miles south. Together with its Norman Church, the village has the advantage of a modern village hall, tennis courts and children's playground.



ACCOMMODATION

ENTRANCE HALL

3.6m x 3.1m (11'10" x 10'2")

Staircase to the first floor. Engineered oak floor. Coving. Recessed spotlights. Understairs cupboard.

SITTING ROOM

4.7m x 3.6m (15'5" x 11'10")

Cast iron multi-fuel stove set on a granite hearth, within a limestone surround. Coving. Television point. Two casement windows to the front.

STUDY

4.0m x 3.6m (13'1" x 11'10")

Engineered oak floor. Recessed spotlights. Television point. Two casement windows to the front.

OPEN-PLAN DINING KITCHEN / FAMILY ROOM

9.7m x 4.2m (31'10" x 13'9")

Plus 4.7m x 3.3m (15'5" x 10'10")

Bespoke, joiner-built, oak kitchen cabinets with polished granite work surfaces, including a 1 ½ bowl sink and integrated dishwasher and recycling bins. Westahl (Lacanche) multi-fuel range cooker with five burner gas hob, grill and two ovens (one electric, one gas) and a matching extractor hood above. Space for an American style fridge freezer (Fisher & Paykel fridge available by separate negotiation). Central island unit. Living flame, inset gas fire with limestone surround. Coving. Recessed spotlights. Television point. Limestone floor. Two sets of French doors opening onto the rear garden and casement windows to three sides.

UTILITY ROOM

3.0m x 2.2m (9'10" x 7'3")

Range of joiner-built kitchen cabinets with polished granite work surfaces, incorporating a ceramic sink unit. Automatic washing machine point. Space for tumble dryer. Worcester Bosch oil-fired central heating boiler. Recessed spotlights. Extractor fan. Limestone floor. Casement window to the side. Half-glazed door to the rear.

GUEST CLOAKROOM

2.2m x 1.1m (7'3" x 3'7")

White low flush WC and wash basin. Extractor fan. Consumer unit. Limestone floor. Casement window to the side.



FIRST FLOOR

LANDING

Coving. Linen cupboard. Further cupboard housing the pressurised hot water cylinder. Recessed spotlights. Loft hatch. Radiator.

BEDROOM ONE

4.2m x 4.2m (max) (13'9" x 13'9")

Range of bespoke, joiner-built fitted wardrobes, dressing table and bedside cabinets. Coving. Recessed spotlights. TV point. Two casement windows to the rear. Radiator.

EN-SUITE SHOWER ROOM

2.3m x 2.2m (max) (7'7" x 7'3")

White suite comprising shower cubicle, wash basin in vanity unit and low flush WC. Recessed spotlights. Extractor fan. Shaver socket. Fully tiled walls and tiled floor with electric underfloor heating. Casement window to the rear. Heated towel rail.

BEDROOM TWO

4.7m x 3.6m (15'5" x 11'10")

Range of fitted wardrobes. TV point. Two casement windows to the rear. Radiator.

EN-SUITE SHOWER ROOM

2.6m x 1.4m (8'6" x 4'7")

White suite comprising shower cubicle, wash basin in vanity unit and low flush WC. Recessed spotlights. Extractor fan. Shaver socket. Fully tiled walls and tiled floor with electric underfloor heating. Casement window to the front. Heated towel rail.

BEDROOM THREE

4.4m x 3.6m (max) (14'5" x 11'10")

Fitted wardrobe. TV point. Recessed spotlights. Two casement windows to the front. Radiator.

BEDROOM FOUR

4.2m x 3.5m (13'9" x 11'6")

Range of fitted wardrobes. TV point. Recessed spotlights. Two casement windows to the rear. Radiator.

HOUSE BATHROOM

3.1m x 2.3m (10'2" x 7'7")

Matching white suite comprising large bathtub, shower cubicle. wash basin in vanity unit and low flush WC. Extractor fan. Recessed spotlights. Fully tiled walls and tiled floor with electric underfloor heating. Casement window to the rear. Heated towel rail.

OUTSIDE

The front of the house faces east and is set behind a beech hedge, with path to the front door. Most of the garden lies to the rear, enjoying a west-facing aspect and has been attractively landscaped with lawn, well-stocked borders, paved terraces and pergola. A detached double garage block forms part of the property and has a remote operated door. In front of the garage is a generously sized parking area.

DETACHED DOUBLE GARAGE

6.1m x 5.5m (20'0" x 18'1")

Electric power and light. Concrete floor. Remote operated up and over door to the front. Personnel door to the rear.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil-fired central heating.

Council Tax: Band: F (East Riding of Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO25 9TF.

EPC Rating: C80.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate and are intended for guidance purposes only. Services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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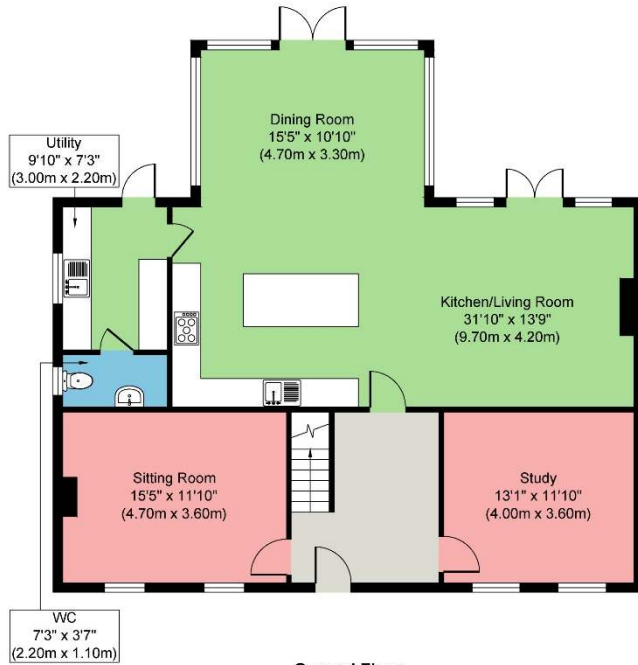


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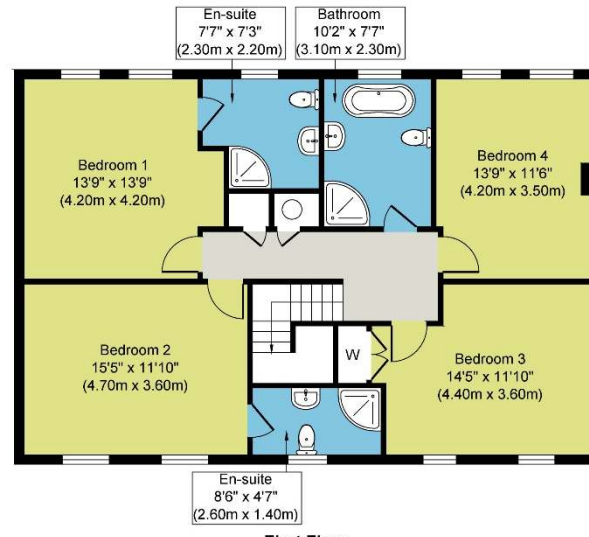
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Ground Floor
Approximate Floor Area
1187 sq. ft
(110.31 sq. m)



First Floor
Approximate Floor Area
1020 sq. ft
(94.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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