

## THE LODGE & FORMER CHURCH MAIN STREET, GILLING EAST



**An exciting opportunity to purchase a deceptively spacious four-bedroom period cottage, together with an adjoining former Catholic Church with huge potential, in the centre of a sought-after village within the Howardian Hills Area of Outstanding Natural Beauty.**

Sitting room, hall, kitchen diner, utility room,  
four bedrooms (one with en-suite cloakroom) & house bathroom.

The former Church of Our Lady & The Holy Angels adjoins & has significant potential (subject to securing any necessary consents). Gardens, garden store & off-street parking.

**FOR SALE AS A WHOLE OR IN TWO LOTS  
GUIDE PRICE AS A WHOLE £450,000**



## **DESCRIPTION & LOCATION**

The sale of The Lodge and the Former Church of Our Lady & The Holy Angels presents a unique opportunity to purchase a four-bedroom period cottage, together with an adjoining former church, in a desirable village within the Howardian Hills Area of Outstanding Natural Beauty.

The original portion of the property is believed to date from 1837 and was built as a lodge house to nearby Gilling Castle. The building is constructed of stone under a slate roof and bears the Fairfax coat of arms in the centre bay. The chapel-of-ease is understood to have been created in the 1950s, and later extended in 1973.

The Lodge benefits from oil-fired central heating and includes a large sitting room, dining kitchen, utility room, four bedrooms (one with en-suite cloakroom), and a house bathroom. The adjoining Church has LPG central heating and amounts to over 1,100sq.ft. The interior of the church itself is a plain, uninterrupted single space with an open-truss timber roof, and a large mullion window to the south. To the side there are further ancillary rooms. It is located within the village development limits and, subject to securing the necessary consents, has significant potential to either enlarge The Lodge accommodation, or create an annexe/holiday let or for those looking to run a business from home.

Externally there are garden areas to the front, side and rear, and a driveway, which is accessed via a right of way across the private drive that leads to Gilling Castle.

Set within an Area of Outstanding Natural Beauty, Gilling East is located some 10 miles from Malton, 25 miles from York, and only 5 miles from Helmsley. The village has a well-regarded gastro pub, The Fairfax Arms, a golf course, model railway, village hall and Parish Church. Helmsley is a very attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hotels and restaurants and high-class delicatessens the town is an especially popular tourist destination, with additional amenities including a primary school, Doctor's surgery, library, thriving arts centre and recreation ground.

The property is offered for sale as a whole, or in two lots, as outlined:

## **LOT ONE**

### **THE LODGE**

A semi-detached cottage, constructed of stone under a slate roof, providing four-bedroom accommodation with oil fired central heating.

### **ACCOMMODATION**

#### **SITTING ROOM**

5.2m x 4.1m (17'1" x 13'5")

Open fire with painted stone surround, timber mantel, tiled insert, and hearth. Picture rail. Television point. Telephone point. Alcove cupboard. Casement windows to the front and side, both with window seats. Two radiators.



#### **HALL**

Loft hatch. Radiator.

#### **KITCHEN DINER**

4.2m x 3.7m (13'9" x 12'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above. Electric, fan-assisted oven. Casement window and door to the rear. Radiator.



#### UTILITY ROOM

3.7m x 1.5m (12'2" x 4'11")

Stainless steel, single drainer sink unit. Automatic washing machine point. Loft hatch. Casement window to the rear (currently boarded over). Radiator.

#### BEDROOM ONE

5.0m x 4.1m (max) (16'5" x 13'5")

Fitted wardrobe. Casement window to the front, with window seat. Radiator.



#### EN-SUITE CLOAKROOM

1.3m x 0.9m (4'3" x 2'11")

White low flush WC and wash basin. Half tiled walls. Casement window to the front. Heated towel rail.

#### BEDROOM TWO

5.2m x 2.3m (17'1" x 7'7")

Loft hatch. Alcove cupboard. Casement window to the side, with window seat. Radiator.

#### BATHROOM & WC

2.0m x 1.7m (6'7" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Casement window to the front. Radiator.

#### INNER LOBBY

Radiator.

#### BEDROOM THREE

3.8m x 2.4m (12'6" x 7'10")

Casement window to the side. Radiator.

#### BEDROOM FOUR

2.8m x 2.5m (9'2" x 8'2")

Casement window to the rear. Radiator.

#### OUTSIDE

There are gardens to three sides of The Lodge. The area to the front is laid to lawn and a paved area runs along the side and leads around to the rear garden, which is laid to lawn, together with shrub borders, and enclosed by a beech hedge. A stone and slate garden store provides some useful storage, and a handgate opens out onto the driveway.

#### GARDEN STORE

3.0m x 2.5m (9'10" x 8'2")

Constructed of stone under a slate roof.







## LOT TWO

A former Catholic Church, constructed principally of stone under a slate roof, providing accommodation of over 1,100sq.ft, with LPG central heating.

## FORMER CHURCH OF OUR LADY & THE HOLY ANGELS



### CHURCH

15.9m x 4.9m (52'2" x 16'1")

Six exposed roof trusses. Stained glass window to the front. Mullioned window to the south-facing elevation. Two casement windows to the side. Four radiators.







#### CLOAKROOM

1.7m x 0.9m (5'7" x 2'11")

Low flush WC and wash basin. Casement window to the rear.

#### OUTSIDE

There is a pretty, yet low maintenance garden area to the front, with timber footbridge leading across the beck and onto the village street. There is a small amount of ground to the side, and a pathway leading around to an area of garden land to the rear, which is somewhat overgrown, and houses the LPG tank.

#### SACRISTY

5.2m x 4.1m (max) (17'1" x 13'5")

Casement windows to the side and rear. Belfast sink. Range of storage cupboards. Radiator.



#### LOBBY

Casement window to the front. Radiator.

#### BOILER ROOM

2.4m x 1.2m (7'10" x 3'11")

Vaillant central heating boiler. Storage cupboard. Two casement windows to the front.

#### SIDE ENTRANCE HALL

1.7m x 1.3m (5'7" x 4'3")

Door to the side. Electric meters and fuse box.



## GENERAL INFORMATION

**Services:** Mains water, electricity, and drainage.  
Oil-fired central heating to The Lodge.  
LPG central heating to the Church.

**Council Tax:** Band: D (North Yorkshire Council).

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

**Post Code:** YO62 4JH.

**EPC Rating:** The Lodge: Current: D47. Potential: C75.  
The Church is exempt.

**Lotting:** The property is offered for sale as a whole, or in two lots.

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

## GUIDE PRICE

**AS A WHOLE:** £450,000  
**LOT ONE:** £350,000  
**LOT TWO:** £100,000

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Approximate Floor Area**  
**2,244 sq. ft.**  
**(208.4 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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