



Bryan Lodge, Moor Lane, Arkendale, HG5 0QU

£1,250,000



QUALITY TRUST VALUE



Description

A most attractive rustic brick detached family home, set in grounds of approximately 2.018 acres (0.817HA). This characterful home retains numerous original features, including exposed ceiling beams and period fireplaces. The property is now in need of general modernisation, allowing a purchaser to update the residence to their own requirements.

The accommodation in the main house briefly comprises: Central reception hall with cloakroom/WC, formal sitting room leading to a conservatory, which links to the extensive garden. There is a separate dining room and snug, a large breakfast kitchen, laundry and boot room. On the first floor are five bedrooms and two bathrooms.

An undoubted feature of this delightful home is the extensive garden space and paddock which extend to approximately 2.018 acres. In addition there is a detached former Chapel, which has been converted into a ground floor snooker room and first floor one bedroom self-contained apartment.

There is a three car open fronted carport with attached garden and coal stores and gardener's WC.





This wonderful family home could remain as such and be modernised to suit an individual's requirements. There is also the possibility of partial or significant re-development of the site, subject to obtaining the necessary planning approval.

Bryan Lodge is situated on Moor Lane in the popular village of Arkendale. The village is conveniently placed between Knaresborough and Boroughbridge for a wider range of amenities. The village itself supports a public house and a Village Hall. The location is seen as ideal for the commuter, as easy access can be gained to the A1(M) linking to the region's motorway network.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

Band G.

Directions

Leaving Knaresborough on the Boroughbridge Road, proceed into the village of Ferrensby and turn right signposted to Arkendale. Proceed into the village passing the Bluebell Public house on your left hand side, take the next right and turn onto Moor Lane, where the property will be found on your right hand side.

Details Produced

11th October 2022.





House

Hill House

Bryan Lodge

2.018 acres
0.817 ha

4a

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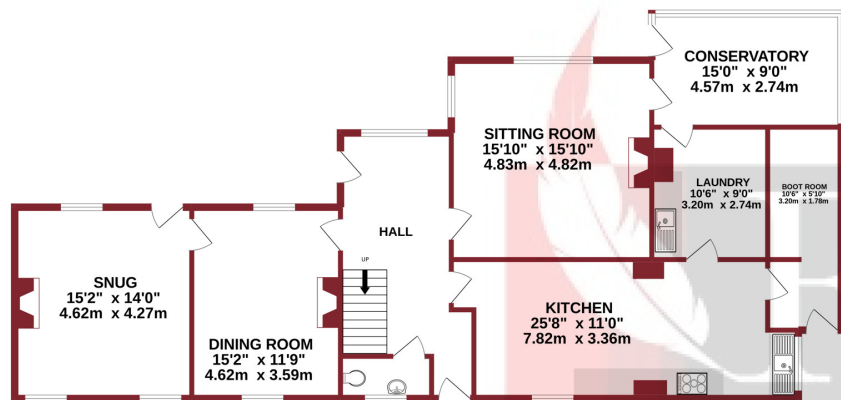
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South View

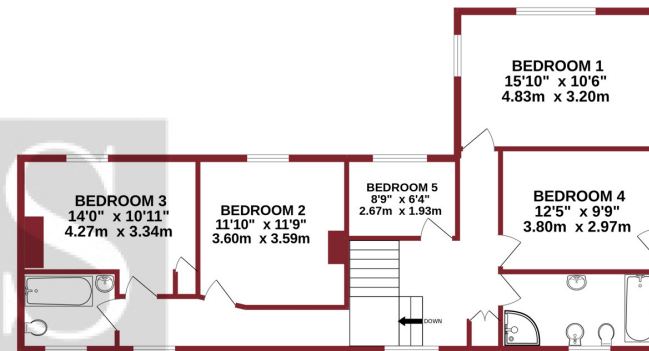




GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.

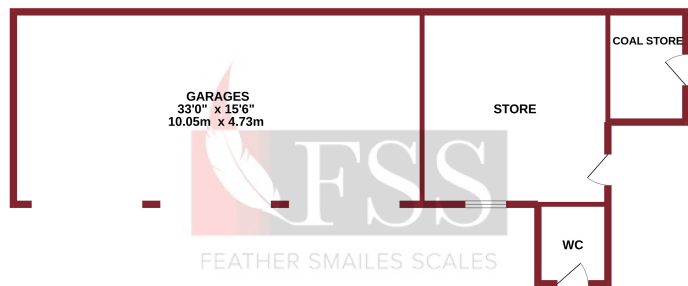


FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 2349 sq.ft. (218.2 sq.m.) approx.

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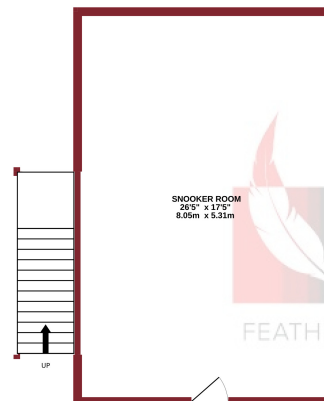
GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



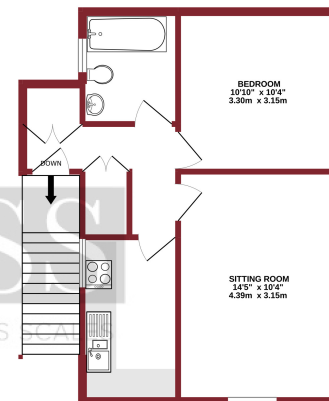
TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

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GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

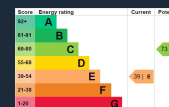


1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



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