



North Cliffe Lodge, North Cliffe, York, YO43 4XE

Exquisite Victorian home dating back to 1871

Secluded Countryside location offering 6.2 acres

Over 6000 sq ft Accommodation in the Main House with Bespoke Interiors

Seven Bedrooms & Three Bathrooms

Offers Over £2,000,000

Additional Guest Bedroom & En-Suite above Garage

Charm Character & Original Features Throughout

Leisure facilities include Heated Indoor Pool, Steam Room/Wet Room

Grounds Include Large Gardens, Tennis Court, and Woodland

Equestrian Facilities include Paddocks, Stables and Menage (45mx25m)



Property Description

Situated in a secluded spot on the edge of a delightful village, North Cliffe Lodge is a charming, characterful & stylish detached home that proudly stands at the end of a privately gated driveway.

This elegant home provides exquisite and practical living accommodation & a lifestyle to match.

The main house dates back to 1871, a former Victorian Hunting Lodge meticulously designed extended & tastefully appointed.

Entering the property through the Gothic style entrance door is a large inviting hallway with plank oak flooring. The lounge to the right features a large bay window with original stained glass and period style fireplace with a solid granite open hearth. Opposite this room is the formal dining room also including a period fireplace, plank oak flooring & providing a large entertainment space for family & friends. An adjoining door leads from here into the TV/Snug room - a perfect informal space to relax in the evenings. At the bottom of the hallway and next to the TV rooms is the very inviting garden room with quarry tile flooring & French doors which lead out onto the garden patio - a lovely spot for a morning coffee !!!

The ground floor also offers an impressive hand built kitchen with vaulted ceilings and skylights, an integrated 4 oven oil fired Aga , centre island unit with twin ceramic sinks & attached solid oak breakfast table. Integrated appliances include an additional electric





oven & hob, dishwasher, microwave, coffee machine, two refrigerators & two freezers and a large display dresser. There is also a separate pantry & utility area.

An informal dining room/ family room is attached to the kitchen featuring original parquet flooring. Both the kitchen & informal dining room have views over the south facing garden.

Also on the ground floor are two WC,s and an office with bespoke cabinet, wine rack and fitted office furniture and a period fireplace with cast iron stove.

The Swimming Pool Leisure complex is accessed via the TV room & provides a heated swimming pool , steam room & wet room with WC & shower. French doors open onto a decking & garden area on the east side of the property. A perfect area for a summer pool party & BBQ!

There are six bedrooms upstairs. Five are located up the main staircase. The Master bedroom is front facing with paddock views and provides his & her walk-in wardrobes and a four-piece en-suite. There are two further double bedrooms, one with an en- suite shower bathroom. The single bedroom is located opposite the main house bathroom on this floor. In addition, there is a perfect teenagers bedroom/ 2nd office located by a concealed stairway leading up to a room in the turret which provides a contemporary styled bedroom with fitted wardrobes and desk & steps to a mezzanine dorm area.

On the other side of the house & accessed by a spiral staircase there is a large double bedroom room with fitted wardrobes.

Separate to the main house is a garage with 4 bays & external steps up to the seventh bedroom & en-suite bathroom.

There are further outbuildings, one currently serving as a gym & the other two as storage.

The property is set well back from the road with electrically operated double wrought iron gates and an illuminated hedge way, providing an impressive entrance. The driveway extends to the side & rear of the house providing access to the garage, outdoor stores & rear of the property and provides multiple parking for vehicles.

From the house a tarmac driveway leads to the equestrian facilities which include a block of 3 stables, tack room & feed/hay storage, WIFI & CCTV. The ménage is 25mx45m and has a sand / fibre surface. The paddocks lie next to the stables and in front of the house totalling approx 3 acres and bordered by mature hedging

The formal gardens lie to the south of the property at the rear of the house with a large sun terrace with feature planters and hot tub. The large lawn extends to the tennis court and the woodland lies the south west aspect of the grounds and neighbours a nature Reserve.

North Cliffe is a quaint village approximately 4 miles from Market Weighton where all local amenities can be found. Located with easy access to Beverley and York & with good Motorway access to the M62 for Hull, Leeds & North /South routes.

For more information, please contact Frances Bowling at Fine & Country York on 07896 988366 / 01904 571195 or frances.bowling@fineandcountry.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floorplan for 6 bedroom detached house for sale



Blake House, 18 Blake Street, York,
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