

# Mark Stephenson's

ESTATE & LETTING AGENTS



## The Forge Main Street, West Lutton, Malton, YO17 8TA

£795,000

- Exceptional detached village home
- Four bed holiday cottage/annexe
- Range of outbuildings/garaging
- Generous size rear garden
- Ideal multi generation property
- Traditional Yorkshire Wolds village
- Separate home office/studio
- Well appointed in all aspects



# The Forge Main Street, West Lutton YO17 8TA

This exceptional four-bedroom period home blends timeless charm with modern luxury, offering expansive landscaped gardens and a fully self-contained high-quality home office/studio. The main residence boasts spacious, stylish interiors with excellent overall living space from four receptions. An exceptional bonus is the immaculate four-bedroom holiday cottage, perfect for generating income or acting as a substantial independent annexe for family. Set in the heart of The Yorkshire Wolds this unique property offers the ultimate flexible lifestyle, complete with extensive parking and lovely aspects. In all a rare opportunity to own a classic village home with enormous versatility and character.



Council Tax Band: E



#### Location/general information

East and West Lutton are two linear villages that sit side by side with the winterbourne stream, the Gypsy Race, running through, and surrounded by the stunning open countryside of the Yorkshire Wolds. West Lutton has a primary school and nearby Weaverthorpe, which is home to a 12th-century church, boasts two pubs, The Blue Bell Inn and The Star Inn. Some three miles away, Sledmere House Farm Shop with its popular café provide a wide range of essential groceries.

The market town of Malton lies around a 20-minute drive to the northwest and offers a wide range of independent stores and amenities, including a cottage hospital, medical and dental practices, cafés, restaurants, good schools, supermarkets, sports centres, a golf club, an arts centre, and a cinema. Malton's railway station provides connections to York's mainline station, with fast services to London Kings Cross via the East Coast Mainline. Transpennine trains from Malton run from Scarborough through York to Leeds, Manchester, and Liverpool.

#### Hall

Carpeted staircase, Dado rail, Solid oak floor.

#### Sitting Room

Open fire, Stone fireplace, Picture rails, Solid oak flooring.

#### Living Room

Slate fireplace and gas fire, Picture rails, Engineered oak floor.

#### WC

Heated towel rail, Burlington sink, Tiled floor.

#### Dining Room

Wood-burning stove, Built-in cupboards, Tiled floor.

#### Kitchen

Dual-fuel range cooker, Granite work tops, Ceramic double Belfast sink, Integrated fridge/freezer and dishwasher, Tiled splashback and upstands, Tiled floor.

#### Cloakroom

Wood panelled wall with coat hooks, Tiled floor, Plumbing and extractor for washer and tumble dryer, Tiled floor.

#### Conservatory

Bespoke design with coloured glass detail.

#### Bedroom 1

Window to the front aspect, Walk-in wardrobe.

#### En-Suite

Shower cubicle, Toilet, Sink basin set in vanity unit, Vinyl flooring.

#### Bedroom 2

Window to the rear.

#### Bedroom 3

Window to the front aspect.

#### Bedroom 4

Window to the side aspect.

#### Family Bathroom

Walk-in shower, Cupboard with hot water tank and linen cupboard, Pull-out storage cupboard, Roll top bath, Wood panelling, Tiled flooring.

#### Studio/Office

Engineered Oak floor, Original beams, Electric heaters, Velux and uPVC windows.



Laundry Room/Utility

Plumbing for washer and dryer, Storage cupboards, Limestone effect ceramic tiles.

The Old Forge Kitchen/Living Area

Open plan Kitchen/Dining room, Electric range cooker, Wood-burning stove, Exposed brick fireplace.

The Old Forge Bedroom 1

En-suite shower room

The Old Forge Bedroom 2

The Old Forge Bedroom 3

The Old Forge Bedroom 4

The Old Forge Bathroom

Garage

Concrete floor, Lighting.

Outbuilding

Garden

Limestone generous patio area, Water feature, Extensive lawned gardens, Summer house, Green house and Garden shed.

Driveway

Parking for multiple vehicles.

Services

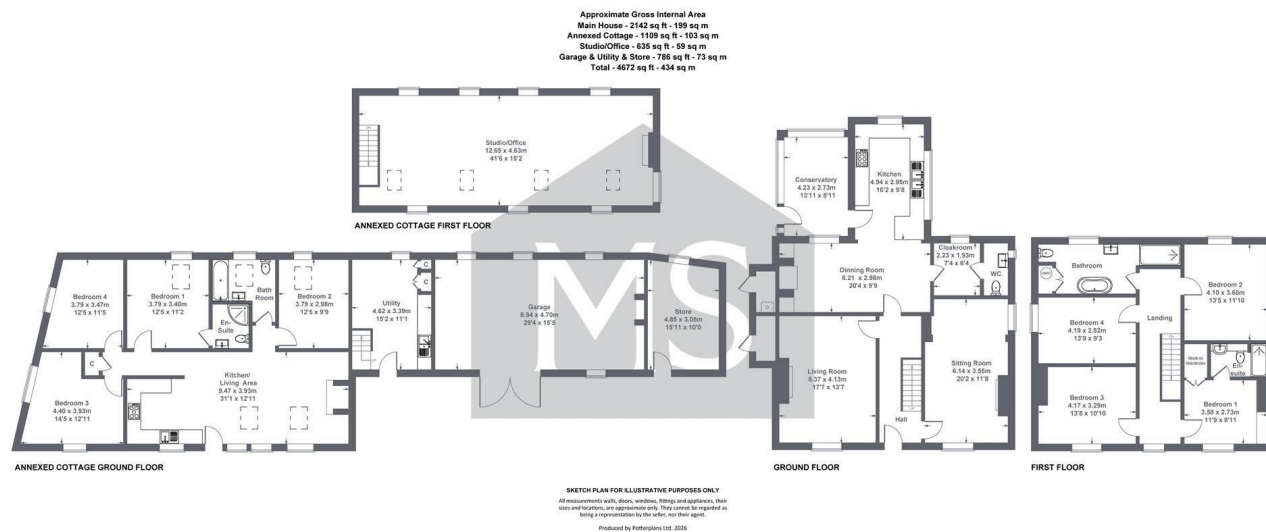
Mains water, electricity and drainage.

Oil fired central heating system.









## Directions

Head into the village from Malton following the sweeping bend, the driveway is on the left side just before the village church.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

E

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 75        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 51      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |