

Mark Stephenson's

ESTATE & LETTING AGENTS



Kribi Lodge Church Lane, Welburn, York, YO60 7EG

£545,000

- Offered for sale with no onward chain
- Generous south facing gardens
- Four bedrooms, generous ground floor
- Originally built in the mid 1960's
- Requiring a scheme of updating
- Double size integral garage
- Extended in both the 80's & 90's
- Excellent potential to further enlarge
- In all approx 0.27 acre plot

Kribi Lodge Church Lane, Welburn YO60 7EG

Offered for sale for the very first time Kribi Lodge enjoys an elevated position taking full advantage of the unrivalled views over The Howardian Hills and towards Castle Howard in the distance. The property was very much 'architect designed' by our vendor/client and is believed to have been constructed in the mid 1960's. We understand that in both the 1980's and 1990's extensions took place both at the ground and first floors, however lots of space remains to substantially further develop we feel given the extent of the grounds particularly to the side and rear - subject to usual required consents. Offered for sale with the advantage of having no onward chain, double glazing, original warm air heating system, double size integral garage. In all approx 0.27 acres.



Council Tax Band: F



Services

Mains water, electricity and drainage.

A modern boiler is located in the garage, central heating is LPG from a tank in the garden. This supplies the original warm air heating system from from skirting/floor level vents.

Welburn is not on mains gas.

Kribi Lodge is located on the part of Church Lane which is a private road and not adopted.

General location

Welburn is a well-regarded village set within the Howardian Hills Area of Outstanding Natural Beauty. It has a thriving community and benefits from a popular pub, coffee shop, primary school, and a modern and active village hall. There is easy access to the A64, approximately 1 mile away, providing convenient access to Malton (5 miles), York (14 miles) and Leeds (40 miles). Castle Howard house and grounds are only a 5-minute drive away and there are endless footpaths crossing the stunning countryside that this area is famed for. Church Lane is a quiet part of the village, being a no-through road that leads to the parish church of St. John the Evangelist.

Entrance vestibule

Inner door into the hallway.

Entrance hallway

With original open tread turning staircase, full height front facing windows, wooden floor.

Sitting/dining room

Originally designed so as to take full advantage at the front over the Howardian Hills and Castle Howard and to the side aspect towards the delightful village church. Wood flooring, rear facing patio doors onto the conservatory.

Conservatory

Creating a good sized footprint should someone wish to extend subject to usual consents. Currently only single glazed construction and not 'every day' accommodation.

Kitchen

Base and wall level units, walk in shelved pantry, rear facing window.

Rear hall

Patio doors into the rear garden, internal door into the garage, door into the WC and further door into the dining room.

WC

Two piece suite, high level velux style window.

Dining room

Rear facing window, patio doors onto the gardens. Internal door to the small utility room.

Utility room

Cupboards, sink, side facing window.

Landing

Hatch with ladder to part boarded loft space.

Bedroom 1

Side window. Kitchenette area with stud partition wall (easily removed) separating with the en-suite.

En-suite

Original coloured suite, side facing window.

Bedroom 2

Two front facing windows enjoying unrivalled views over the Howardian Hills and to Castle Howard in the distance.

Bedroom 3

Two rear windows.

Bedroom 4

Two rear windows, built in wardrobes.

Bathroom

Original coloured suite, front facing window.

Outside

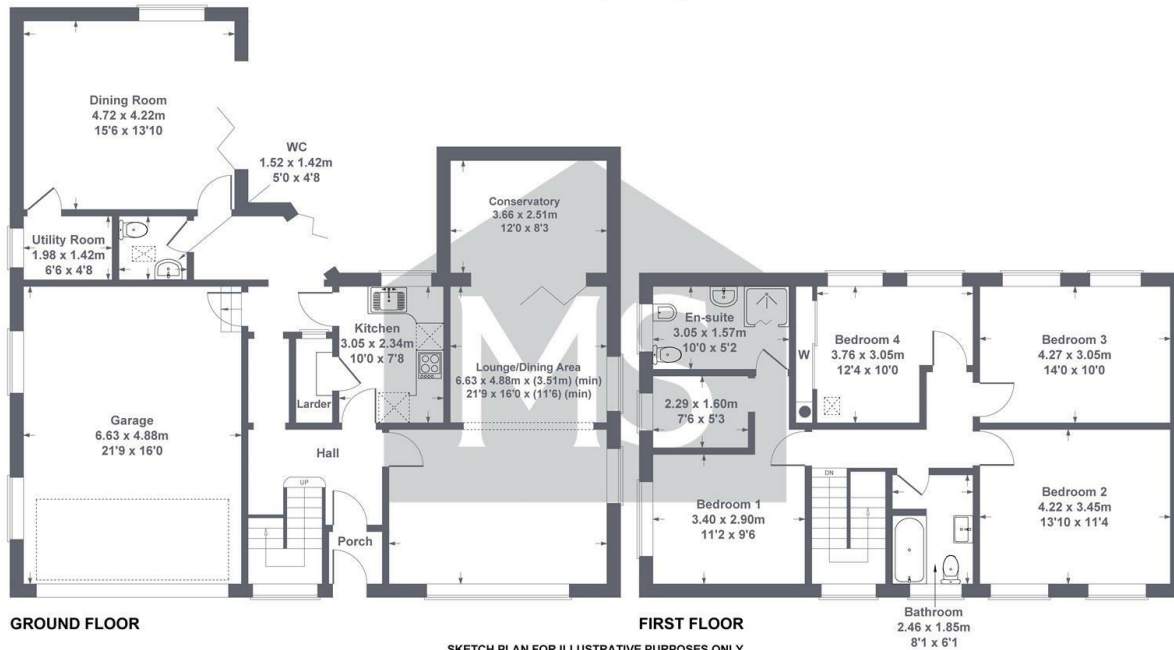
Kribi Lodge enjoys an elevated position, planned in such a way originally to take advantage of the far reaching views over the Howardian Hills and to Castle Howard in the distance. The gardens and now extremely well established mostly down to lawns which extend over the front, to the side with the Church in the back drop and round to the rear which enjoy southerly aspects onto adjacent farmland. Both the west/side elevation and at the rear/south allow considerable space to further extend we feel -subject to the usual consents of course. The LPG storage tank is located to the left side of the garage.

Garage

Approx. 21ft 9 X 16ft

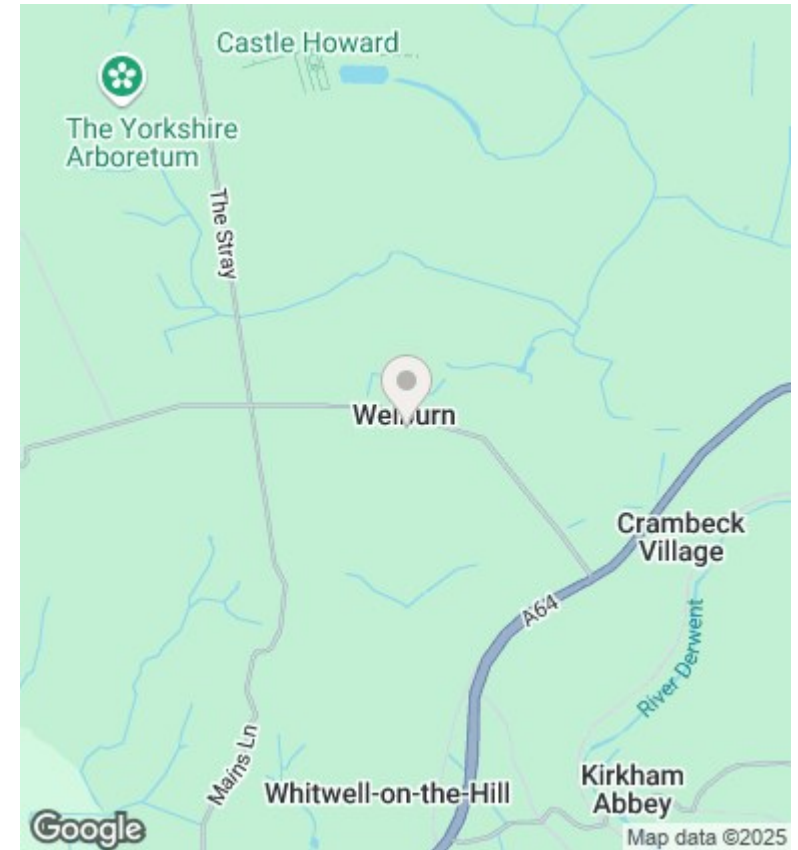
Remote roller type front door, two side windows, sink unit, wall mounted modern boiler (Ideal Logic Max) supplying the LPG central heating and hot water with cylinder located in the wardrobes in bedroom 4.

Approximate Gross Internal Area
 House = 1832 sq ft - 171 sq m
 Garage = 349 sq ft - 32 sq m
 Total = 2181 sq ft - 203 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F	24	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	