

**North Yorkshire  
City of York 6 miles**



**'THE LODGE'  
ESCRICK**

**Lawson Larg & Co.**  
Chartered Surveyors



# Lawson Larg & Co.

Chartered Surveyors



CHARTERED AUCTIONEERS  
VALUERS, ESTATE AGENTS  
EST. 1892

ST. TRINITY HOUSE  
KING'S SQUARE  
YORK YO1 2BH  
Tel: 0904 21532/5

Also at 11 MARKET PLACE  
THIRSK. Tel: THIRSK 0845 22503  
and at MALTON

CITY OF YORK 6 MILES

A particularly fine PERIOD HOUSE OF CHARACTER together with 3 COTTAGES and extensive OUTBUILDINGS set in landscaped grounds extending to some 6½ ACRES or thereabouts

"THE LODGE"



ESCRICK

FOR SALE BY PRIVATE TREATY WITH VACANT POSSESSION ON COMPLETION

SOLICITORS : MESSRS. NEWMAN & BOND, 35 Church Street, BARNSELY

These particulars are believed to be accurate but are in no way guaranteed and do not constitute an offer or contract. It is particularly requested that all negotiations be conducted through Lawson Larg & Co., who do not hold themselves responsible should the property be Let, Sold or withdrawn.

"T H E L O D G E"  
ESCRICK

Enjoying an outstanding location and adjoining open parkland the property is situated close to the centre of this most attractive and popular North Yorkshire Village on the A.19 close to the York Outer Ring Road offering easy access both to the A.1, and West Yorkshire and to the East Coast.

The property briefly comprises:

GROUND FLOOR:

ENTRANCE PORCH:      RECEPTION HALL:  
4 RECEPTION ROOMS:      KITCHENS:  
UTILITY ROOM:              CLOAKROOM:

FIRST FLOOR:

8 BEDROOMS:      DRESSING ROOM:  
3 BATHROOMS:

SECOND FLOOR:

5 BEDROOMS:      STORE ROOM:

OIL FIRED CENTRAL HEATING

GROUNDS:

DETACHED COURTYARD COTTAGE  
with 2 Bedrooms:

DETACHED LODGE HOUSE  
with 2 Bedrooms:

DETACHED BUNGALOW COTTAGE  
with 2 Bedrooms:

GARAGING:      LOOSE BOXES  
and other OUTBUILDINGS

LANDSCAPED GARDENS:

KITCHEN GARDEN etc.

Originally the Rectory to the Church, the premises are considered to be suitable for a number of uses, as shown on the attached copy letter from Selby District Council Technical Services Department.

"THE LODGE"  
ESCRICK

The main entrance approach is by a sweeping driveway terminating at the front of the house.

The property, constructed of brick under a slate roof with fine stone mullioned windows, comprises:

GROUND FLOOR

Fine oak panelled door to:

- ENTRANCE HALL :
- RECEPTION HALL : with stone flagged floor;
- DRAWING ROOM : 24' x 18' (7.32m x 5.49m); 2 wide splayed bay windows offering fine views over the sunken garden and open parkland beyond; Fireplace with cast iron interior, tiled inset and moulded surround;
- DINING ROOM : 22' x 17'8 (6.71m x 5.39m); Wide splayed bay window; Fireplace with tiled interior and oak surround;
- STUDY : 16'4 x 19'3 (4.98m x 5.87m); Splayed bay window;
- INNER HALL : Door to rear garden; Access to:
- SMALL SITTING ROOM : 14' x 11' (4.27m x 3.35m); Fireplace;
- CLOAKROOM : 3 wash hand basins; 2 w.c.s;
- SEPARATE W.C.
- UTILITY ROOM : 11'6 x 10'6 (3.51m x 3.20m); Extensive range of fitted shelved wall cupboards;

Second Stairway and access to CELLAR where the oil-fired boiler providing CENTRAL HEATING is situated;

- UTILITY ROOM/GAMES ROOM : 13' x 13'6 (3.96m x 4.12m);
- KITCHEN : 16' x 14' (4.88m x 4.27m); 2 large stainless steel sink units; Large catering size Aga cooker; Gas cooker point; Fitted cupboards and shelving; Serving hatch to Hallway;
- SCULLERY : 19'10 x 11'8 (6.05m x 3.56m); 2 cold slabs; Shelved Pantry off;

From the Reception Hall a wide and elegant turning stairway having oak handrail and wrought iron balustrade gives access to the spacious Landing Area;

FIRST FLOOR

- BEDROOM ONE : 16' x 19' (4.88m x 5.79m)
- BEDROOM TWO : 15'9 x 17'5 (4.80m x 5.31m);
- DRESSING ROOM : 17'9 x 18' (5.41m x 5.49m);
- BEDROOM THREE : 16'3 x 14'3 (4.95m x 4.34m);

"THE LODGE"  
ESCRICK

FIRST FLOOR cont.

<u>BEDROOM FOUR</u> :	12' x 7'8 (3.66m x 2.34m); Fireplace;
<u>BEDROOM FIVE</u> :	15'6 x 12' (4.72m x 3.66m); Fireplace; Small bay window;
<u>BEDROOM SIX</u> :	12'2 x 10'10 (3.71m x 3.30m); Fireplace;
<u>BEDROOM SEVEN</u> :	16'10 x 14'2 (5.13m x 4.32m);
<u>BEDROOM EIGHT</u> :	13'9 x 13' (4.19m x 3.96m);
<u>BATHROOM ONE</u> :	Bath; Wash hand basin; W.C.
<u>2 SEPARATE W.C.s</u>	
<u>BATHROOM TWO</u> :	Panelled bath; Wash hand basin;
<u>BATHROOM THREE</u> :	2 baths; 5 wash hand basins;

SECOND FLOOR

<u>BEDROOM NINE</u> :	19'2 x 12'8 (5.84m x 3.86m); Recessed shelved cupboard and hanging space;
<u>BEDROOM TEN</u> :	14'9 x 11'8 (4.50m x 3.56m); Fireplace;
<u>BEDROOM ELEVEN</u> :	14'5 x 9'8 (4.39m x 2.95m); Recessed cupboards;
<u>BEDROOM TWELVE</u> :	13' x 8'9 (3.96m x 2.67m);
<u>BEDROOM THIRTEEN</u> :	13' x 10' (3.96m x 3.05m);
<u>STORE ROOM</u> :	Access to loft space;

THE GROUNDS

Attached brick and slate OUTBUILDINGS including FUEL STORE; 2 further Store Rooms and Dustbin Store;

Adjacent to the main Residence there is an attractive DETACHED COURTYARD COTTAGE

Constructed of brick under a slate roof and comprising:

<u>ENTRANCE HALL</u> :	
<u>LOUNGE</u> :	16'4 x 14' (4.97m x 4.26m);
<u>KITCHEN</u> :	12'10 x 10' (3.91m x 3.05m); White glazed sink unit; Electric cooker point; Large walk in shelved <u>Pantry</u> ;
<u>BEDROOM ONE</u> :	14' x 13'3 (4.27m x 4.04m) overall; Airing cupboard with hot water cylinder and immersion heater;
<u>BEDROOM TWO</u> :	15' x 9'2 (4.57m x 2.79m);
<u>BOXROOM</u> :	
<u>BATHROOM</u> :	Panelled bath; Wash hand basin; W.C. Storage cupboard;

"T H E L O D G E"  
ESCRICK

Extensive ATTACHED brick OUTBUILDINGS including 3 large STORES; 2 STALL STABLE; WASH HOUSE; 3 SINGLE GARAGES with loft over; POTTING SHED;

Adjacent to the main entrance is situated a DETACHED GATE HOUSE

Constructed of brick under a slate roof and comprising:

ENTRANCE HALL :

LIVING ROOM : 14'4 x 13' (4.37m x 3.96m); Fireplace with tiled surround; Recessed shelving;

KITCHEN : 9' x 6'8 (2.74m x 2.03m); Glazed sink unit with cupboards and drawers under; Electric cooker point; Hot water tank with immersion heater;

DINING ROOM : 9'9 x 12' (2.97m x 3.66m); Fireplace with tiled surround;

BEDROOM ONE : 11' x 12'10 (3.35m x 3.91m); 2 built in cupboards;

BEDROOM TWO : 8'4 x 11'7 (2.54m x 3.53m);

BATHROOM : Low level w.c. Panelled bath; Wash hand basin;

OUTSIDE

Coalstore;

Timber Shed;

Situated to the north of the Grounds is a DETACHED COTTAGE STYLE BUNGALOW

Constructed of brick under a slate roof and comprising:

ENTRANCE PORCH :

LIVING ROOM : 13'8 x 12' (4.17m x 3.66m); Fireplace with back boiler; Built in cupboard;

KITCHEN : 12' x 7' (3.66m x 2.13m); Glazed sink with drainer; Electric cooker point; Built in cupboards; Water tank with immersion heater;

BEDROOM ONE : 14' x 8'3 (4.27m x 2.52m);

BEDROOM TWO : 11'6 x 12' (3.51m x 3.66m);

BOXROOM : 12' x 5' (3.66m x 1.52m);

BATHROOM : Wash hand basin; Panelled bath; Low level w.c.

OUTSIDE

Small lawned Gardens, rosebeds, Garden Store, Coal Shed and Potting Shed;

"THE LODGE"  
ESCRICK

Fine mature GROUNDS extend to approximately 6.465 ACRES in total and include established lawns, sunken garden, small spinney of Scots Pines, orchard, large vegetable garden;

Garden Shed; Greenhouse 12' x 69' (approx.); Boilerhouse;  
Second Greenhouse 12' x 27';

Consideration will be given to the sale of the whole 6.465 acres, as outlined on the attached plan in red and blue or alternatively to the area edged in red less the area hatched blue and extending to approximately 4.761 acres.

SERVICES : Mains Electricity, Water & Drainage installed.

RATEABLE VALUE : £ 534

VIEWING : By appointment with the Agents.



THE DETACHED COURTYARD COTTAGE



# SELBY DISTRICT COUNCIL

**Head of Department:**

GEOFFREY B. MERRY,  
C.ENG., M.I.C.E., F.I. MUN. E.  
Chief Technical Officer

Your Ref  
Our Ref KPW/IMF/PL/10

DEPARTMENT OF TECHNICAL SERVICES  
CIVIC CENTRE  
PORTHOLME ROAD  
SELBY YO8 0SB  
TEL: SELBY 5101

8 September 1977

Dear Sir,

THE LODGE, ESCRICK.

I refer to your letter of 17 August and telephone conversation with my Assistant, Mr. Wright, on 5 September. The land is indicated on the East Riding County Development Plan which has been adopted by this Council, as white land and is within the Draft Green Belt. I am of the opinion that the existing buildings could be used for the following purposes.

1. Use as an office for any purpose, but only by a single user.
2. Use as a boarding or guest house, or an hotel providing sleeping accommodation.
3. Use as a residential or boarding school or a residential college.
4. Use as a building for public worship or religious instruction or for the social or recreational activities of the religious body using the building.
5. Use as a home or institution providing for the boarding, care and maintenance of children, old people or persons under disability, a convalescent home, a nursing home, a sanatorium or a hospital.
6. Use as an art gallery (other than for business purposes), a museum, a public library or reading room, a public hall, or an exhibition hall.
7. Use as a dwelling house, or number of dwelling houses.

I feel that the existing use of the land attached to the Lodge should remain undisturbed. The premises are adjacent to a trunk road and it will be necessary for the Planning Authority to consult the Regional Controller (Roads and Transportation) on any formal application which may be submitted for a change of use. You may be aware that the Secretary of State has powers to direct that a Planning Authority deal with an application in a certain way where trunk roads are concerned.

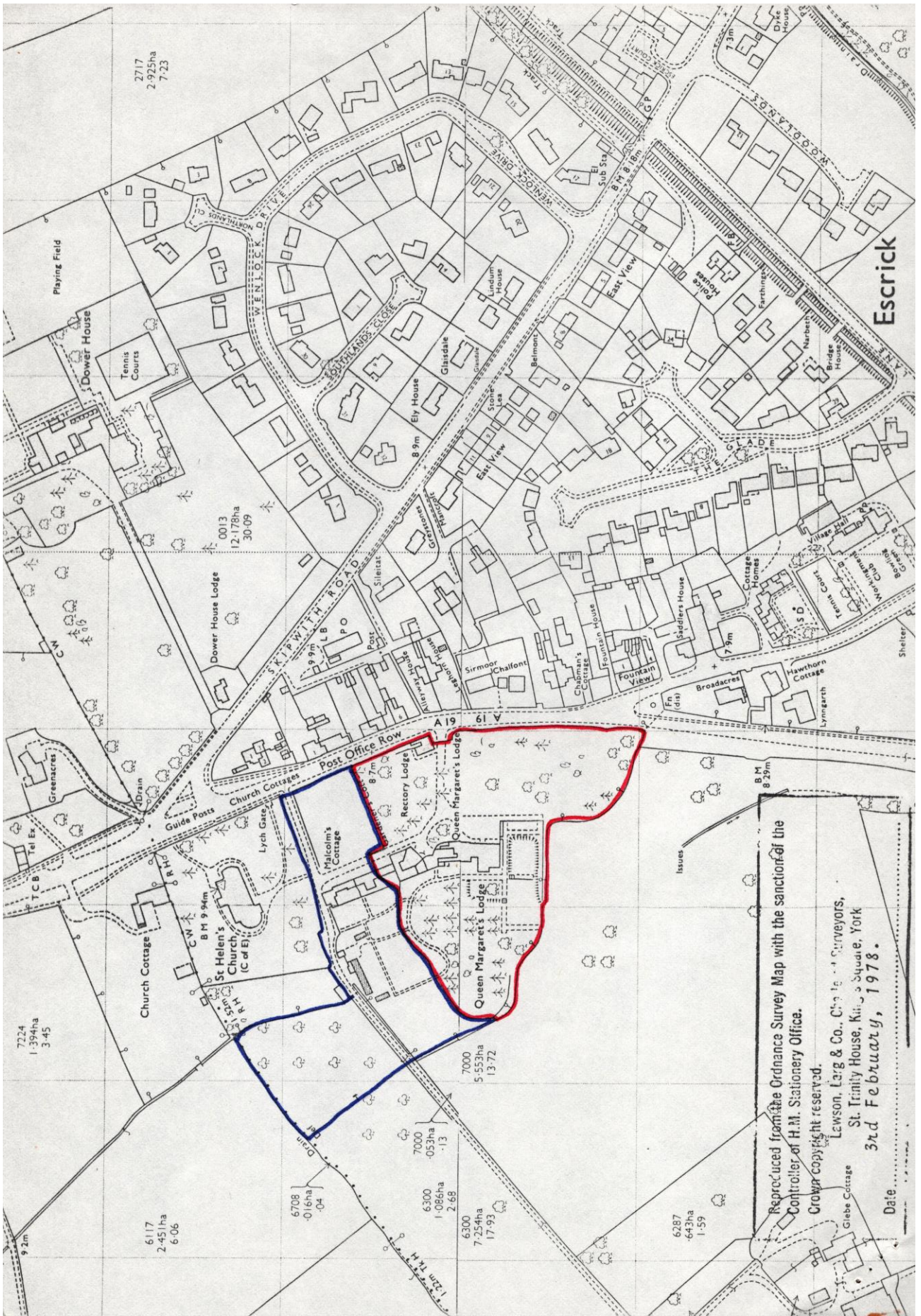
It will be necessary for any intended developer when applying for a change of use, to supply detailed information relating to traffic generation, and it may even be considered necessary by the Highway Authority for detailed plans of an improved junction layout to be submitted before any application can be determined.

It is appreciated that an alternative use must be found for the site, but the Planning Authority will wish to ensure that any development is compatible with the rural surroundings and Green Belt principles.

Yours faithfully,

  
Chief Technical Officer





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 Lawson, Lurg & Co., Chartered Surveyors,  
 St. Trinity House, King's Square, York  
 3rd February, 1978.

Date

2717  
 2.925ha  
 7.23

7224  
 1.394ha  
 3.45

6117  
 2.451ha  
 6.06

6708  
 0.16ha  
 .04

6300  
 1.086ha  
 2.68

6300  
 7.254ha  
 17.93

7000  
 5.553ha  
 13.72

6287  
 643ha  
 1.59

0013  
 12.178ha  
 30.09

B.M.  
 8.29m

Escrick