



AUGHTON LODGE, AUGHTON, YORK
£999,950

Carter Jonas

AUGHTON, YORK, YO42 4PG

AN IMPRESSIVE FIVE BEDROOM DETACHED HOME, SET WITHIN MATURE GARDENS EXTENDING TO AROUND 3.3 ACRES

Nestled in the tranquil rural village of Aughton, yet conveniently located with easy access to York, Leeds, the M62 motorway, lies an architectural gem – Aughton Lodge. This stunning detached family residence has undergone an imaginative redesign and significant improvements by the current owners. Now, this rare opportunity presents itself to the market.

Surrounded by mature, lush gardens, the property boasts an enchanting English Heritage site and moat within its curtilage, adding a touch of historical charm (without any burdensome conditions or financial obligations).

Internally, the home unfolds with five reception rooms, including a substantial living room, a formal dining room, a snooker room (or potential annex), and superb breakfast kitchen.

Ascending to the first floor, you'll discover a sumptuous master suite complete with a private roof terrace and large ensuite. Walk further and appreciate the four further generous bedrooms, each offering light and views over an aspect of the grounds.

Complementing the property are the two large, detached garage blocks that could be looked at for conversion into an annex if needed (subject to planning).

Encompassing approximately 3 acres of meticulously landscaped grounds, this exceptional property truly must be experienced firsthand to fully appreciate the opportunity it presents.



TENURE Freehold

LOCAL AUTHORITY East Riding of Yorkshire

EPC BAND E

COUNCIL TAX BAND G

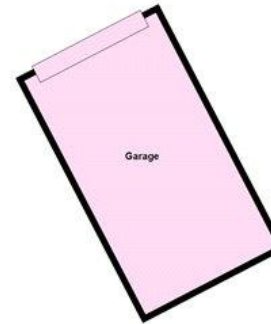




Classification L2 - Business Data



Classification L2 - Business Data



Total area: approx. 488.9 sq. metres (5262.2 sq. feet)
Aughton Lodge, Aughton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.