



1 Chapel Street, Lockington, East Yorkshire, YO25 9SN

**Offers In The Region Of
£850,000**

HUNTERS[®]
EXCLUSIVE



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“Forge House” is a remarkable and historic home, steeped in character and charm, dating back to the 1700s. Proudly positioned in the heart of the picturesque village of Lockington, this iconic property was once a blacksmith’s shop and home. Lovingly restored and tastefully linked by its current owners, it has been transformed into a truly enchanting and unique family home.

With only two owners during the past century, Forge House exudes a warm sense of atmosphere from the moment you step into the entrance hall. The accommodation is both spacious and flexible, brimming with period features you would expect in a home of this era - from the striking and traditional beehive design and characterful inglenook fireplace to exposed king post truss, beamed ceilings, and traditional stone flooring.

The exterior is equally captivating. A stunning, walled garden offers a peaceful and private retreat—ideal for entertaining or simply unwinding. For those green-fingered enthusiasts, there is a further garden area, perfect for cultivating fruit and vegetables.

Animal lovers will also feel right at home too, with a range of traditional outbuildings including stables, a tack room, hay/straw store, dog run with direct access to the tack room, a coal bunker and workshop, which an ideal space for hobbies or for the more serious trades person. A double garage and ample off-road parking complete the offering.

Words and photographs can only go so far in capturing the true essence and lifestyle Forge House offers. **An accompanied viewing is highly recommended to fully appreciate all that this exceptional home has to offer.**





Entrance Hall

Wooden front entrance door, double glazed windows to the front and rear aspects, York stone flagged flooring, radiators, power points and staircase ascending to first floor landing

Downstairs Cloakroom

Double glazed window to the side aspect, low flush WC and wash hand basin with pedestal.

Study

Double glazed window to the front aspect, radiator and power points.

Lounge

Double glazed windows to the front aspect, French doors opening onto a York Stone Flagged terrace, beamed ceiling, beehive design York stone feature, inglenook fireplace and hearth, solid Oak flooring, radiators, TV point and power points.

Dining Room

Double glazed windows to the rear aspect, ornate coving, cast iron side oven range feature fireplace, with solid oak flooring, radiator and power points. Complimented by a solid oak hatchway through to the kitchen.

Family Room

Double glazed windows to the front and rear aspects, open feature fireplace, radiator, TV point, telephone point and power points.



Morning Room

Double glazed windows to the front and rear aspects, open feature fireplace, York Stone, radiator, TV point, telephone point and power points.

Day Room

Double glazed windows to the front and rear aspects, original cast iron feature fireplace, double radiator TV point and power points.

Kitchen

Double glazed windows to the rear aspect, wooden glazed door opening to the garden, a range of wall and base bespoke units with work surfaces, tiled splash backs, Quarry tiled flooring, Belfast sink, Oil fired Aga, electric oven, electric hob, extractor hood and power points.

Utility Room

Double glazed windows to the side and rear aspects, Quarry tiled flooring, base units with work surfaces, sink and drainer unit, cupboard housing boiler, space for washing machine and power points.

Downstairs WC

Double glazed window to the rear aspect and low flush WC.

First Floor Landing

Skylight, loft access, airing cupboard, radiator and power points.



Bedroom One

Double glazed windows to the side and rear aspects, fitted wardrobes, radiators, TV point, telephone point and power points.

En Suite

Velux window, laminate laid tile effect flooring, tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal and access to eaves storage.

Bedroom Two

Double glazed window to the front aspect, fitted wardrobes, radiator, TV point and power points.

Bedroom Three

Double glazed window to the front aspect, original cast iron feature fireplace with wooden surround, fitted wardrobes, double radiator, TV point and power points.

Bedroom Four

Double glazed window to the front aspect, original cast iron fireplace with wooden lintel, fitted wardrobes, double radiator, TV point and power points.

Bathroom

Double glazed window to the front aspect, part tiled walls, panel enclosed bath with mixer taps, tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal and radiator.



Garden

Side entrance to the rear walled garden which is mainly laid to lawn with plant and shrub borders, large patio, outside tap and lighting. With access to the fruit and vegetable garden and Halls Green House.

Double Garage

A double garage with up and over doors power and lighting. With floored out loft above with stair access. With a double gate access to a granite driveway at the front of the property opens.

Parking

Wooden gate to the side of the property opens to a granite cobbled courtyard with sandstone sets around , providing ample parking and access to the outbuildings & Workshop.

Outbuildings & Stables

There is an array of substantial outbuilding that are currently made up of; hay/straw store, stables, tack room, work shop and dog run with access into the tack room for kennelling.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	29	62
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Gross Internal Floor Area = 302.8 sq m / 3259 sq ft

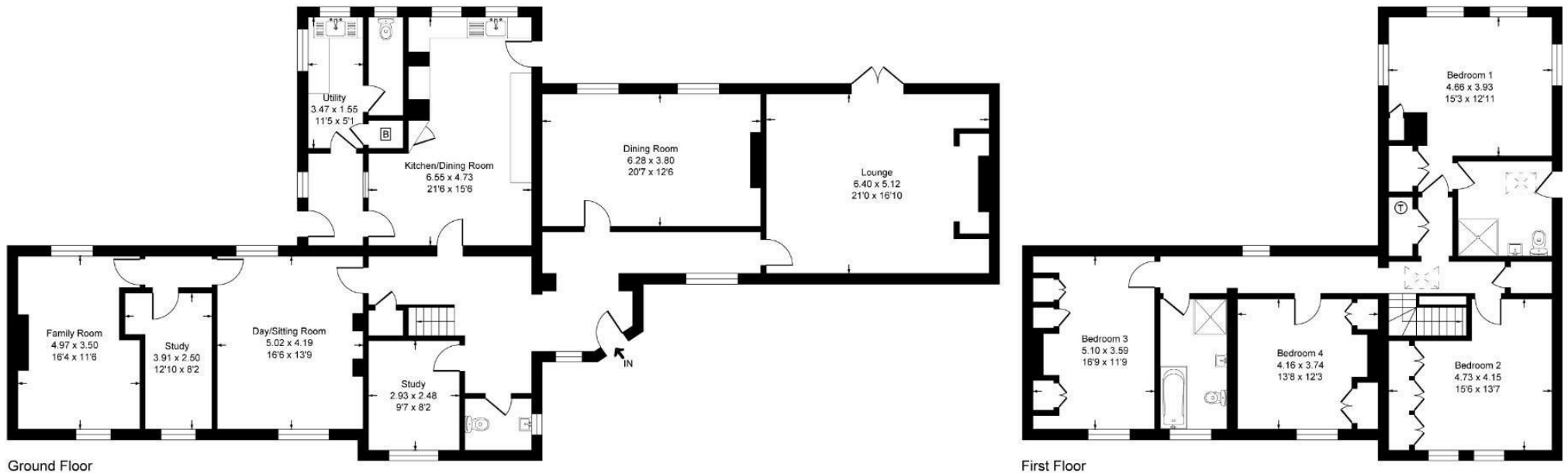


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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