



## Eastgate Lodge, Grimston Park, Tadcaster, North Yorkshire

Grade II listed Georgian home | Detached | Living and kitchen area | Underground living | Improved by current owners | Bedroom with mezzanine area. | Sunken garden and generous ground level lawned garden | EPC rating G

Asking Price: **£225,000**





# Eastgate Lodge, Grimston Park, Tadcaster, North Yorkshire

## DESCRIPTION

"Yielded but not conquered" Steeped in history and built with a Limestone Asher block exterior lies this Grade II listed Georgian gate house opening towards to stunning Grimston Park Estate in a beautiful rural location.

This unique detached home has been improved by the current owners and is arranged over 2 floors, the ground floor and underground living accommodation. The current owners have lived in this property for many years and have enjoyed the convenient location and the community that the estate has to offer.

The estate itself has been visited by many British monarchy over since the 1800's and first appeared in the Domesday Book in 1086. The estate boasts stunning countryside and is within reach of the Tadcaster amenities and links to the A64/A1 roads. Rail links in Church Fenton & Ulleskelf a drive away make this the perfect retreat for those who commute to York or Leeds but enjoy the quiet life.

The accommodation on offer briefly consists: Entrance to the ground floor living and the bedroom with a mezzanine bed area and plenty of storage, accessible via the wrought iron spiral stairs. Spiral stairs then take you to the underground living accommodation which boasts a living area with glass roof, kitchenette and a stunning bathroom with claw bath. French doors then lead to the sunken garden with stunning wall feature, shrubs and seating area.

The garden on the ground level is laid with lawn and opens towards the stunning estate. The current owners have tastefully decorated the grounds with outside lighting which looks beautiful in an evening and has a gravelled area for entertaining. A graveled area to the side is for plenty of off-road parking.



### **Location**

Grimston is an attractive stateley home which has been converted into separate living suites and is situated just to the south of Tadcaster, which falls within the catchment area for Tadcaster Grammar School. Tadcaster itself benefits from a range of schools, health facilities, shops and amenities. It is also conveniently situated for commuting throughout the Yorkshire region, being close to the A64 and therefore giving access to York and Leeds. Rail links within reach at Ulleskelf and Church Fenton

### **Direction**

Travelling from Tadcaster towards Towton/Sherburn in Elmet take the turning left into the Grimston Estate via the grand entrance and within the woodland. Continue into the grounds until reaching the entrance to the building. This property is situated on the left hand side and identified by a Hunters for sale board.

### **Entrance**

With external timber door part glazed leads to the ground floor bedroom accommodation

### **Bedroom One**

A spacious room with wood paneled walls and a spiral wrought iron staircase leading to the mezzanine bed area. Ample storage and a feature fireplace.

### **Kitchen and living**

Wrought iron spiral stairs lead to the kitchen area which has some base units with electric hob and a Blanco sink and drainer with mixer tap. A feature alcove/fireplace. Plumbing for a washing machine and space for a fridge freezer. Opens into the living area with glass roof, integrated sound system and French doors that lead to the rear garden.

### **Bathroom**

A rear hall with storage leads to the cellar style bathroom with a stunning claw bath, low level flush WC and pedestal wash basin. Fitted with mirror.

### **Sunken garden**

The stunning sunken garden with wall boundary has a seating area, ideal for private dining.

### **Garden**

The lawned garden with part wall and wrought iron boundary opens towards the estate. The current owners have installed lighting for evenings and a gravelled area for dining. Perfect for sunny days!

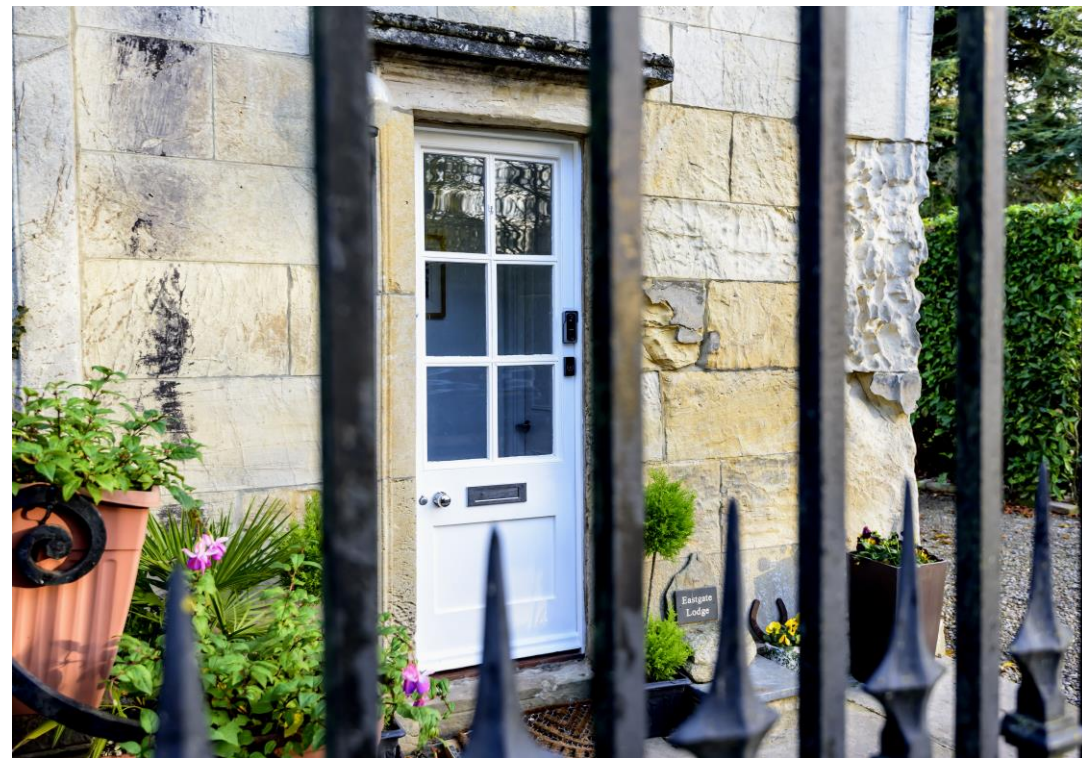
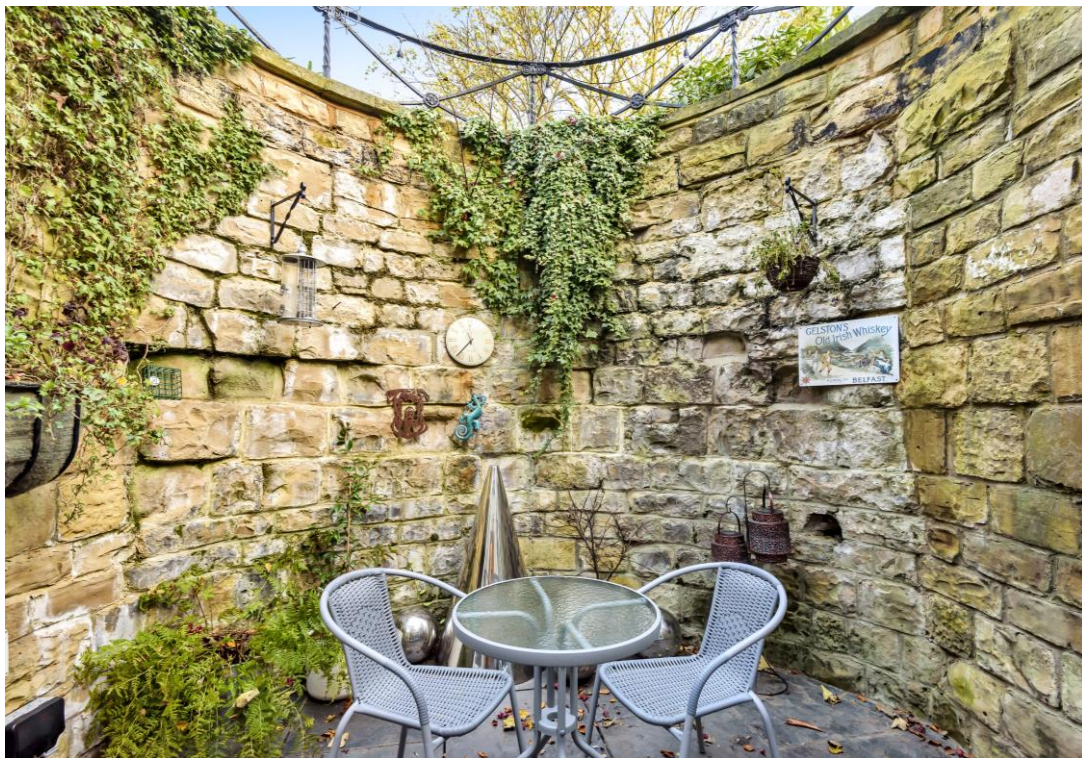
### Parking

The gravelled area provides ample off road parking

### Agent note

We have been advised that the neighbouring gate house currently has planning permission to develop their home under ground. Plans can be obtained on request.



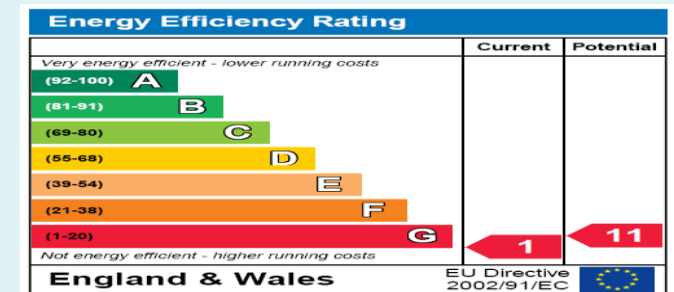




# FloorplanUrl

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### 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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