



# THE LODGE

Kirkby Overblow, NrHarrogate



**GSC GRAYS**  
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# THE LODGE

SWINDON LANE, KIRKBY OVERBLOW, HARROGATE, HG3 1HH

A SUBSTANTIAL SIX BEDROOM EARLY VICTORIAN HOUSE IN THE CENTRE OF AN EXCLUSIVE VILLAGE SOUTH OF HARROGATE AND HAVING PANORAMIC SOUTHERLY VIEWS OVER LOWER WHARFEDALE

## Accommodation

Through reception hall • Cloakroom/WC • Sitting room • Dining room  
Studio • Library • Breakfast kitchen • Utility/boot room  
Side entrance hallway • Extensive cellar rooms

Spacious landing • Master bedroom with ensuite shower • Guest bedroom with ensuite shower. • Four further double bedrooms • Two house bathrooms.

## Externally

Double garage and additional parking • Exceptional formal gardens • Terracing  
Summer house • Tennis court • Lily pond • Paddock • Outbuildings

STANDING IN AROUND 2 ACRES



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Tel: 01833 637000

Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

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### Situation

The view from The Lodge south towards Harewood and over Lower Wharfedale is exceptional. This spacious family home is situated in the heart of Kirkby Overblow, widely regarded as the most exclusive village to the south of Harrogate and ideally placed for access to the West Yorkshire conurbation, especially Leeds and Bradford. The market town of Wetherby and Spa town of Harrogate are both approximately 10 minutes drive offering a wide range of amenities with more local facilities close by in Pannal which also sits on the Leeds-Harrogate-York rail line each connecting to the east coast mainline service to London Kings Cross. Leeds/Bradford Airport with an increasing range of European destinations is a 15 to 20 minute drive.

Kirkby Overblow is noted for its strong sense of village community including a highly regarded primary school, popular pub, an active church which also serves as the village hall being home to a number of local clubs and societies, the likes and extent of which one rarely sees elsewhere. Indeed, Kirkby Overblow to many, is the archetypal English village.



## Description

The Lodge has been owned by the vendors for over 35 years such has been the attraction of both the property and the village. Together with the adjacent dwelling that abuts and is in third party ownership, this engaging home is positioned to take full advantage of the setting, with a discreet roadside elevation that belies both the size and nature of what has been a much-loved family home. The accommodation is arranged over three floors, including six bedrooms, four reception rooms, four bath/shower rooms and extends overall to some 3650 square feet plus cellar rooms that offer further potential. The setting and grounds of The Lodge are wonderful, extending to just over two acres with tiered formal gardens, strategically situated sun terracing, mature lawns, productive orchard, hedging and impressive topiary. Meandering walkways lead down to an all En-Tout-Cas tennis court with a lily pond and paddock that culminates at the southern boundary.

Early Victorian and built around 1835, The Lodge has distinct Georgian styling with later additions most notably the addition of the breakfast kitchen and rear hallway by the vendors shortly after their acquisition. The central hallway runs front to rear between the elegant sitting room and well-proportioned dining room, both having a wide south facing bay window that accentuates the view. There is a study, currently used as an artist studio, plus an extensive shelved library that leads into the breakfast kitchen on the eastern side which in turn leads to the side entrance hall, adjoining an oversized utility/boot room. The first-floor bedroom accommodation reflects the symmetry of the ground floor with two double bedrooms each having an en-suite shower room plus two further double bedrooms and a refitted house bathroom.

A return staircase leads to the second-floor accommodation having two further double bedrooms and another bathroom, as well as useful attic storage.

The Lodge has been continually maintained and improved, with significant works within the last 10 years including re-roofing, a new boiler and new bespoke sealed unit double





glazed windows. The adjacent dwelling was an extension of the original Victorian house and built in the 1930/40's on the site of old outbuildings .The enlarged house was then subdivided in 1969 into two dwellings, and each has remained in separate ownership ever since. There is no wish nor intention on the part of the neighbour to sell at the present time.

#### Owners Insight

The Lodge has been our very happy home for 38 years. Its understated appearance from the roadside hides a large house with adaptable accommodation over three floors, cosy in winter and wonderful in summer.

#### Additional Information

Local Authority: North Yorkshire Council.

Council Tax: Band G

Tenure: Freehold with vacant possession on completion

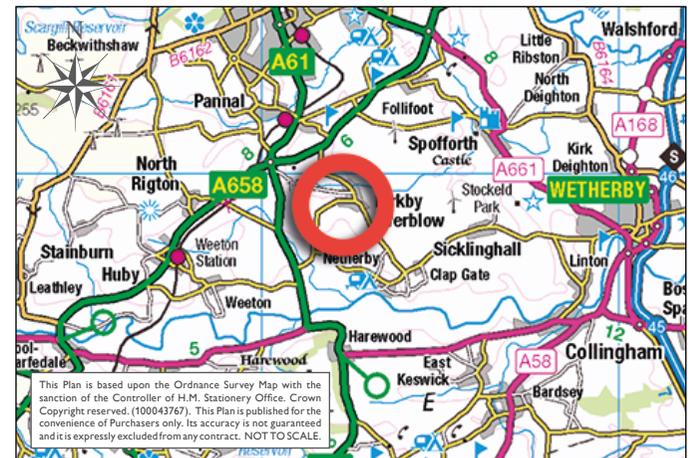
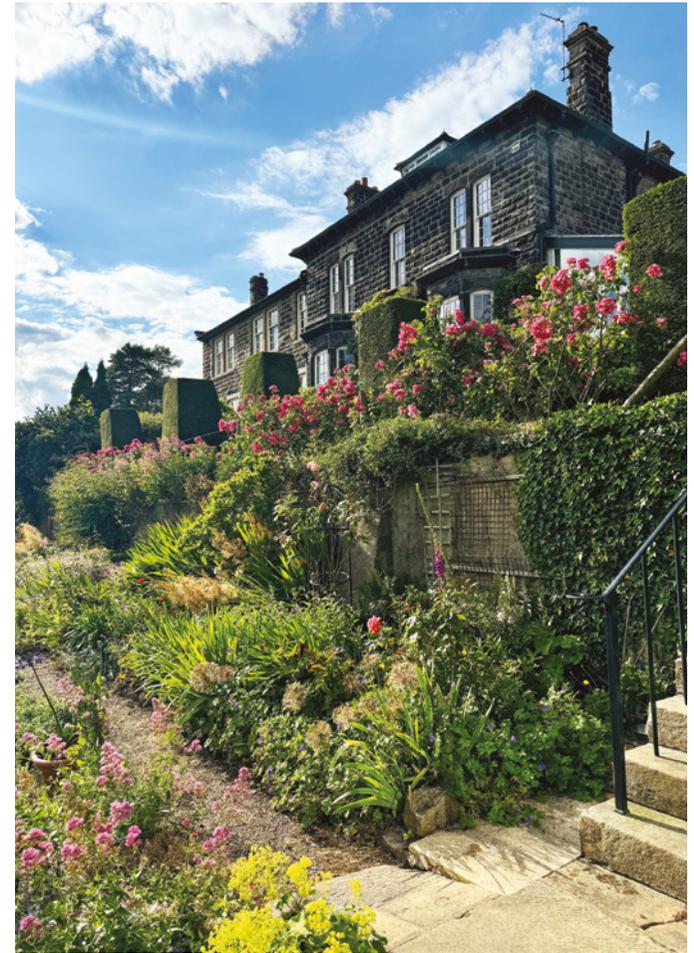
Services: Mains water, electricity and drainage are installed. Sealed unit double glazing. Oil central heating.

what3words: ///relations.coffee.hill

EPC: Rating E

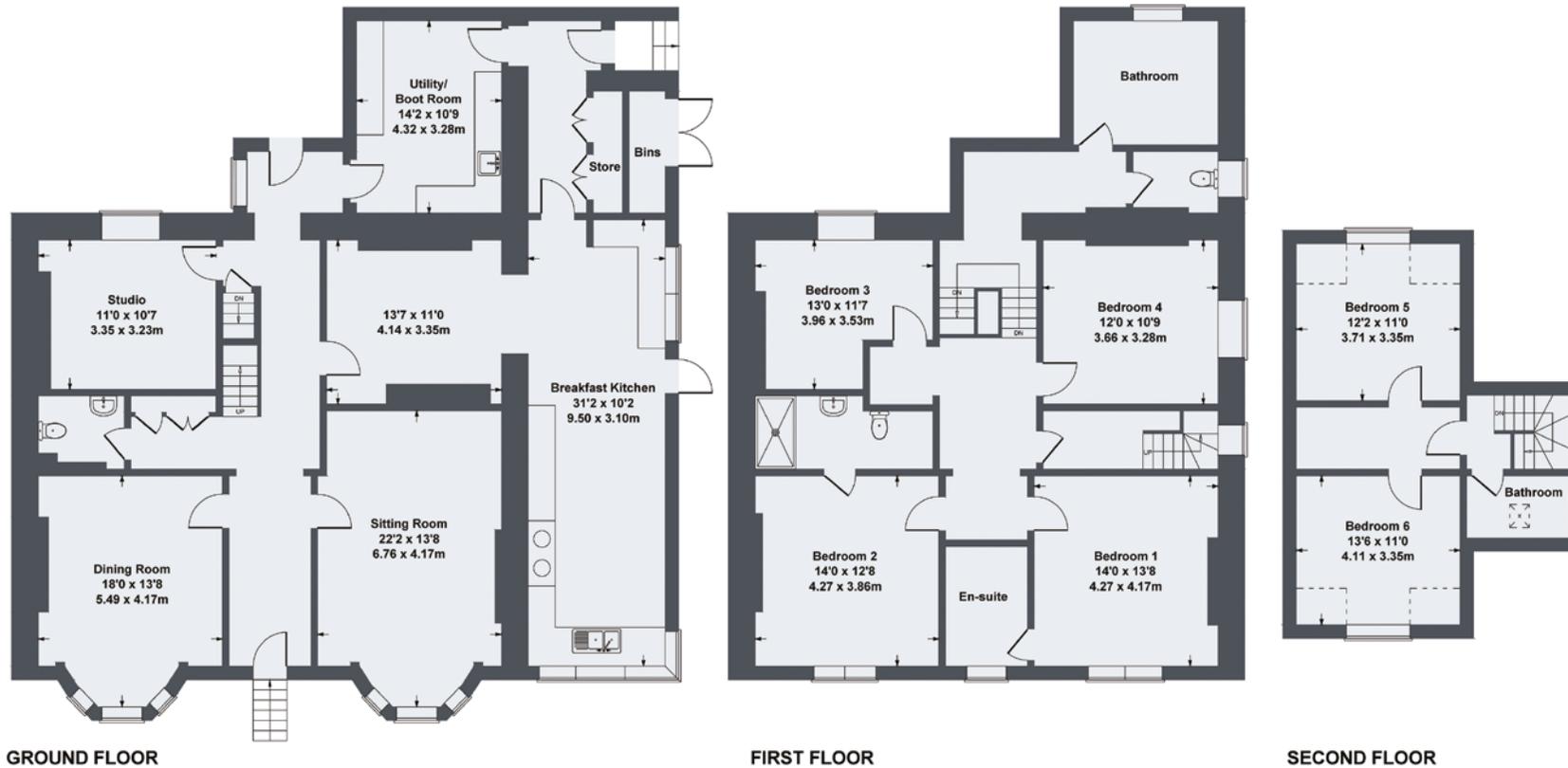
Viewing Arrangements: Strictly by appointment through GSC Grays: T - 01423 590500 | E - tajw@gscgrays.co.uk





# The Lodge, Kirkby Overblow, Nr Harrogate

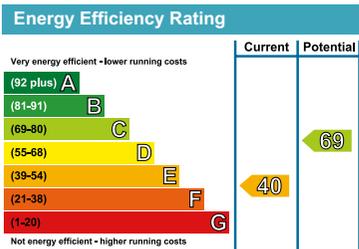
Approximate Gross Internal Area  
3636 sq ft - 338 sq m



## 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



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Particulars written: August 2024

Photographs taken: July 2024

