



Town Farm House, 25 Church Lane, Nether Poppleton, York, YO26 6LF

Stephensons



A four bedroom period farmhouse, boasting substantial family living accommodations and set within stunning gardens and land, with double garage, range of outbuildings, outdoor swimming pool and river mooring.

Council Tax – York Council Band ; G

EER – E (52)

Viewings – Via the York Office (01904 625533)

Services – All mains services connected

Tenure - Freehold



We are pleased to be able to offer a rare opportunity to acquire one of York's most desirable period houses. From our recent experience we have found difficulty to put a value on these properties as they rarely come onto the market.

Occupying a choice position within the heart of one of York's most sought-after villages, this stunning period farmhouse has origins dating back over 300 years.

The property has retained a wealth of its original period features whilst being tastefully restored and upgraded over many years by the current vendors. The property stands within landscaped gardens, in addition to a range of outbuildings, a river mooring and superb outdoor swimming pool.

On the ground floor the property has two large reception rooms, together with a dining room and garden room. The kitchen has a breakfast area and large work surfaces, incorporating the essential kitchen appliances.

Directly off the kitchen is a large dairy (utility room/larder) which houses the Vaillant gas fired central heating boiler and automatic washing machine and separate tumble dryer. This room has a quarry tiled flooring with original farmhouse stone cold slab providing substantial storage facilities.

To the rear of the living room is a skilfully extended garden room being of brick and uPVC construction with exposed stone flooring and French doors leading out onto the rear garden beyond.

The reception and dining rooms all have period working fireplaces together with other original features such as beamed ceilings.

The downstairs accommodation is completed by a wood panelled cloakroom located off the rear lobby.

All the property windows have been replaced by traditional Yorkshire sash casement windows to complement the period.



The first floor nicely combines the old-world charm of a period cottage with the facilities for modern living. It has many nooks and crannies amongst the four double bedrooms and three bathrooms.

The outstanding master bedroom suite with its walk-in dressing room and en-suite shower room is privately separated from the other bedrooms by its own hallway.

The first guest suite incorporates characteristic features such as a period fireplace with cast iron basket grate but still enjoys its own en-suite facilities.

Bedrooms 3 and 4 are both spacious doubles and share the family bathroom. Bedroom 3 is at the front of the property and bedroom 4 at the rear.

A large walk-in eaves storage room could easily make a fifth bedroom if required.

This property is set apart from other properties by its four separate gardens and outbuildings which create the ideal family environment.

Town Farmhouse is accessed directly off Church Lane through onto a substantial block paved front driveway which provides off-street parking for numerous motor vehicles and in turn accesses a detached double garage block with twin timber garage doors, light and power.

The property's front garden is rectangular in nature and has been landscaped to retain the old farmhouse features such as a dwarf brick built wall with wrought iron rail frontage.

Adjoining the rear elevation is a stepped, flagged patio which steps up onto a substantial block paved hardstanding providing ample space for freestanding eating areas. The hardstanding accesses the property's detached outbuilding incorporating large office with its own toilet facilities, which could be easily converted into flexible additional accommodation.

One of the outstanding features of the property is its stunning 'kidney shaped' outdoor swimming pool which is heated by solar energy in addition to a heat exchanger.

The pool has a flagged and lawned surround and becomes the first part of the rear garden and is fully enclosed by walled boundaries.

An arched and gated access leads through into the second garden which is extensively laid to lawn to provide a games area. A substantial aluminium framed shed, which hosts the solar panels, and a greenhouse are also included within the sale.

The third garden is accessed by a wisteria lined pergola and has a gradual slope down into a wooded area with a number of recently planted and mature trees.



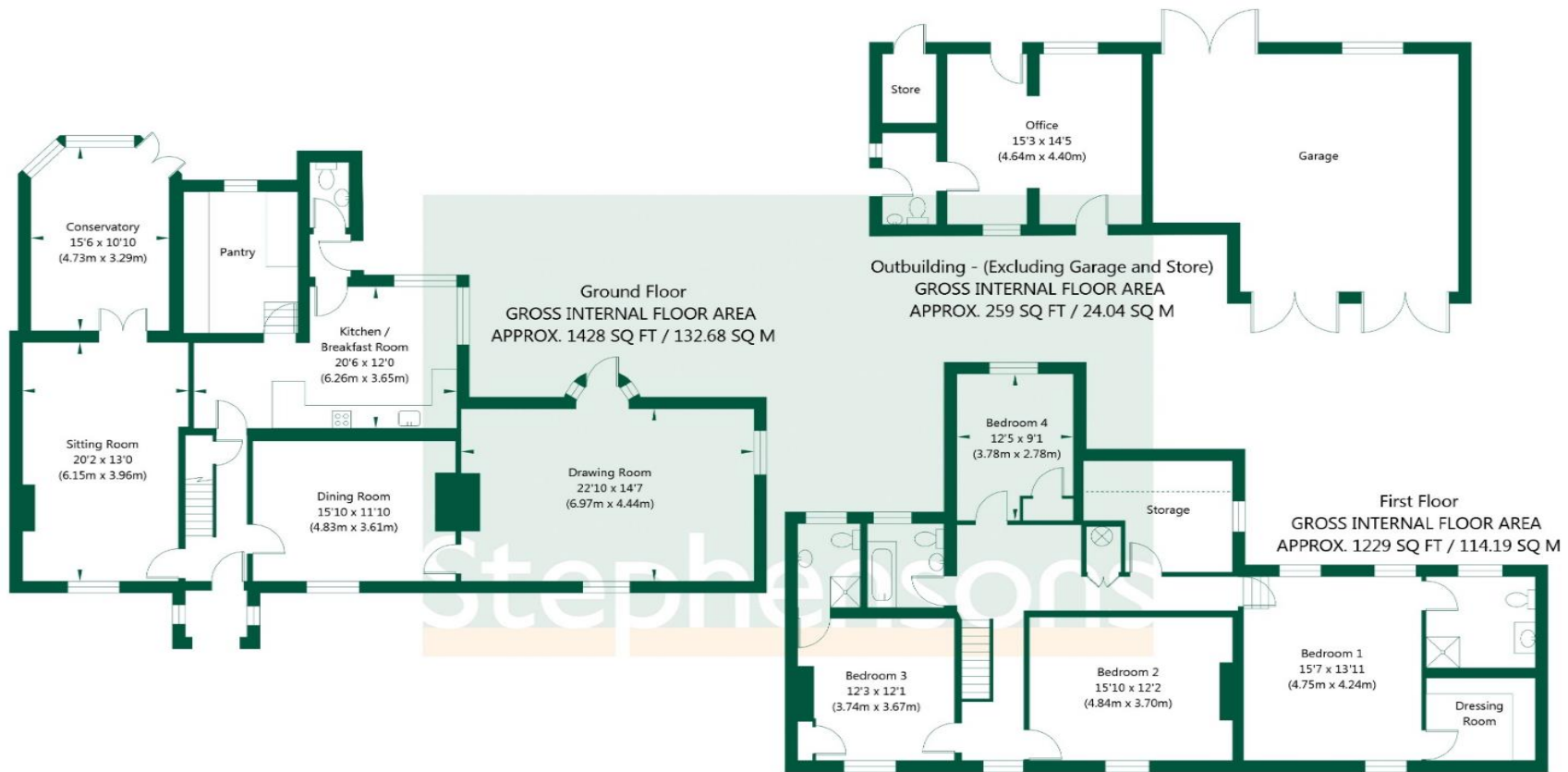


There is gated access to a final area of land with a steeper slope down to the river with its private concrete boat mooring stage with stepped access.

It is very rare for a property of this nature to enter the York housing market, so inspection is highly recommended for people wishing to acquire a unique property of distinction. However, viewing is by appointment only.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

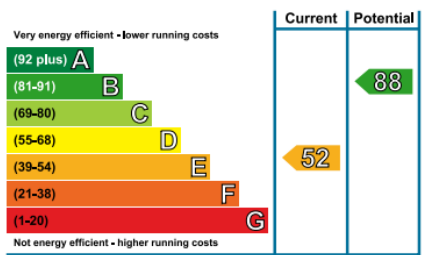
APPROXIMATE GROSS INTERNAL FLOOR AREA 2916 SQ FT / 270.91 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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**Energy Efficiency Rating**



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