



Fir Tree Farm Lowmoor Road, Cliffe Common, Selby, YO8 6EF

Spacious Detached Residence | 24 Acres Of Land | Stables | Outbuildings | Beautiful Pond With Bridge | Four Double Bedrooms | Two Ensuites | Over 3200 Sq Ft Of Living Space | Private Tree Lined Driveway

- Over 3200 Sq Ft Living Space
- Woodland
- Private Pond with Bridge
- Klargester Water Purification
- 24 Acres of Land
- EPC Rating - D
- Water Bore Hole
- Stables & Outbuildings
- Council Tax Band - C
- Oil Central Heating

£1,800,000

Nestled in the picturesque area of Cliffe Common, this spacious detached house is a true gem waiting to be discovered. Boasting 24 acres of land and an array of outbuildings this property offers a perfect blend of elegance and comfort. The private tree-lined driveway adds a touch of grandeur and seclusion to the estate.

As you step inside, you are greeted by four spacious reception rooms, ideal for entertaining guests, giving privacy and space for a growing family or for simply unwinding after a long day. With four double bedrooms and three bathrooms, including two ensembles with luxurious showers and roll-top baths, every corner of this house exudes sophistication with the charm of a well-established home. There is also a further convenient downstairs shower room.

The farmhouse-style dining kitchen is a culinary delight, complete with integrated appliances and a water softener system and a charming pantry for all your storage needs. The property also features a study, downstairs WC, sunroom, day room, and a formal dining room and lounge, both adorned with charming brick fireplaces housing LPG gas stoves. Each room with its own unique character there is no shortage of cosy spaces to relax and entertain.

Situated on 24 acres of land, this residence offers a unique opportunity to embrace nature with its own woodland areas, a charming pond with bridge access to reach the heights of relaxation on the central island, and beautiful manicured formal laid-to-lawn gardens perfect for outdoor activities. The large driveway, along with extensive parking, ensures convenience for you and your guests as you'll never have to worry about accommodating large gatherings.

One of the standout features of this estate is the array of outbuildings, garages, and barns, offering storage for multiple cars, tractors, and grass cutters. Additionally, there are two stable blocks, a potting house, and dog kennels, catering to various hobbies and interests.

Equipped with solar panels, LPG gas fires, and oil central heating, this home ensures comfort all year round. In case of power outages, the property has its own electric generator and a water bore hole for the irrigation system, along with a Klargester water purification system for added convenience.

There is a historic covenant on the property allowing footpath access which was originally used for the children of the original farm to reach the local school, although it has remained unused for the past 20 years, ensuring peace and privacy.

With its charming features such as dolly switch baker-style light switches and Victorian style column radiators, this house exudes character and warmth. The long private tree-lined driveway, CCTV, electric gates, and alarm system provide security and privacy for your peace of mind.

Don't miss out on the chance to own this exceptional property that seamlessly blends modern amenities with rural charm, offering a lifestyle of comfort and convenience in a beautiful setting.

EPC Rating - D

Council Tax Band - C

COUNCIL TAX

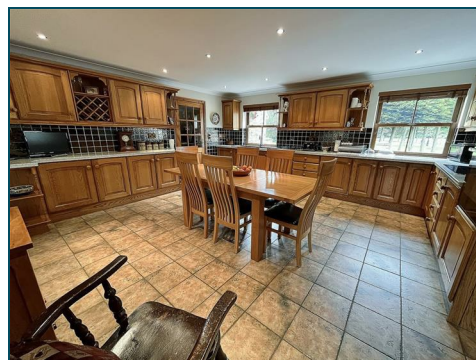
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.



MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains & solar power

Water supply – mains and a borehole

Sewerage – Klargester water purification system

Heating – oil central heating along with LPG gas fires

Broadband – FTTC (fibre to the cabinet)

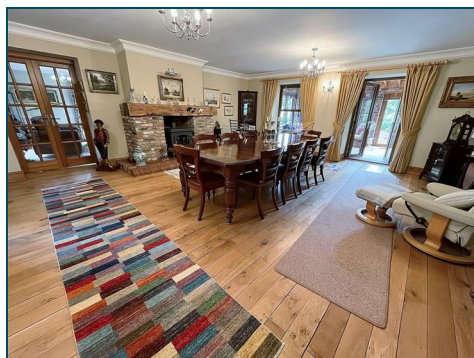
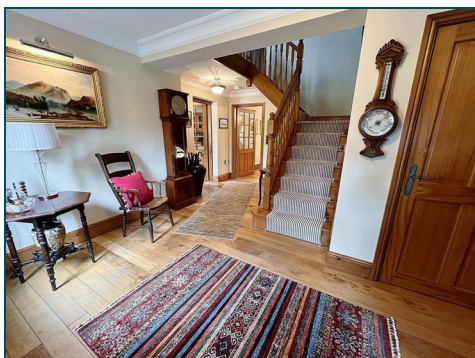
Mobile signal/coverage is good in this area

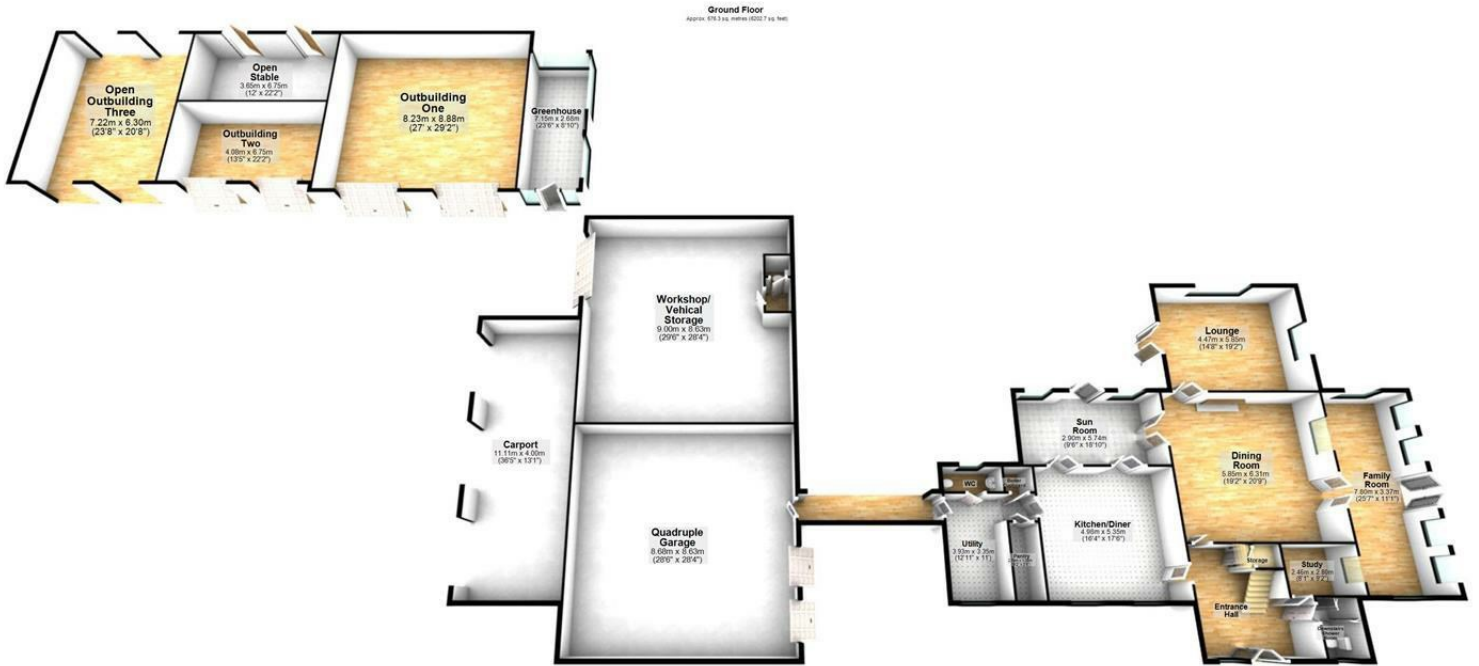
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

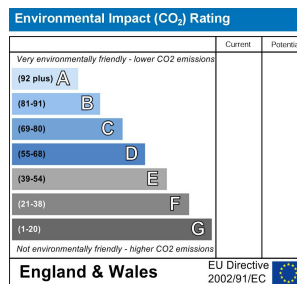
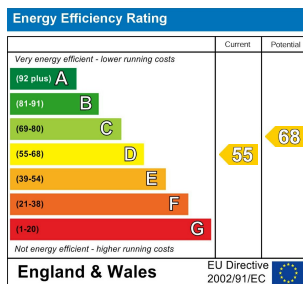
VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.





Total area: approx. 705.4 sq. metres (7592.2 sq. feet)



safeagent
11 Finkle Street, Selby, North Yorkshire, YO8 4DT
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

