



## Corner Farm Moor Lane, South Duffield, YO8 6TA

Charming Four Bedroom Detached Home | Three Reception Rooms | Vaulted Beamed Ceilings | No Onward Chain | Mezzanine Floor | Boot Room | Office Building Equipped With Shower Room and Kitchen | Private Electric Gates | Double Garage | Ensuite to Master Bedroom

- Spacious Detached Home Oozing Charm & Character
- Air Conditioning along with Oil Fired Central Heating and Log Burning Stove
- Council Tax Band - F
- Private Electric Gates
- Four Double Bedrooms
- Freehold Property
- Three Reception Rooms with an additional Mezzanine Floor
- Double Garage
- EPC Rating - D
- Solid Wood Kitchen with Island and Granite Work Surfaces

**Offers Over £625,000**



Jigsaw Move are pleased to welcome you to this stunning detached house sitting proudly on the corner of Moor Lane in the charming village of South Duffield. With the addition of an 'office annex' set within the private grounds this property oozes charm and character and to the main house offers 3 reception rooms, 4 bedrooms, 2 bathrooms, mezzanine floor and a boot room. The property itself is spread across a spacious 2,332 sq ft.

As you step inside, you'll be greeted by a beautifully designed interior featuring a lounge with a vaulted beam ceiling equipped with log burning stove and an additional secluded mezzanine floor perfect for hiding away with a good book, a spacious dining room, and a solid wood kitchen complete with a large island, granite work surfaces and a fitting LPG gas cooker, perfect for culinary enthusiasts. The master bedroom upstairs comes with its own ensuite, offering a private sanctuary within the home.

Downstairs, you'll find three more bedrooms, a bathroom with a double sink vanity unit, and a snug room ideal for relaxation. The property also includes a brick built office building that has the potential to be used as an annex, complete with a kitchenette and separate shower room.

Outside, the charm continues with a gazebo area perfect for al fresco dining, a shed, a double garage, and even space for a hot tub. The property is surrounded by a private fence and brick wall, offering a sense of seclusion and tranquillity.

With recent renovations including new windows and doors, new radiators, outside oil boiler and air-conditioning in three bedrooms and the office building, this house is not only full of character but also offers modern comforts. Additionally, the property features electric gates, ample parking spaces, and beautiful landscaping all around.

With no onward chain, Don't miss the opportunity to own this unique property that commands curb appeal and offers a world of possibilities in a serene and private setting.

### **GROUND FLOOR ACCOMMODATION**

**Reception Hall 9'2" x 15'0" (2.80m x 4.58m)**

**Sitting Room 34'1" x 15'0" (10.40m x 4.58m)**

**Dining Room 17'2" x 15'0" (5.22m x 4.58m)**

**Kitchen/Dining Room 13'9" x 20'4" (4.18m x 6.20m)**

**Rear Hall 11'3" x 8'9" (3.43 x 2.69)**

**Bathroom 9'10" x 9'8" (3.00m x 2.95m)**

**Bedroom Two 13'9" x 22'1" (4.18m x 6.72m)**

**Bedroom Three 9'10" x 18'8" (3.00m x 5.70m)**

**Bedroom Four 9'10" x 8'10" (3.00m x 2.70m)**

### **FIRST FLOOR ACCOMMODATION**

**Gallery Landing & Snug Area 8'9" x 14'4" (2.66m x 4.37m)**

**Master Bedroom 16'10" x 14'0" (5.12m x 4.27m)**

**En-suite Bathroom 5'11" x 6'5" (1.80m x 1.95m)**

### **EXTERNAL**

**Office 11'5" x 16'10" (3.49m x 5.12m)**

**Office Kitchen 6'8" x 6'0" (2.02m x 1.83m)**



**Office Shower Room 4'6" x 6'0" (1.37m x 1.83m)**

**Garage/Workshop 29'2" x 38'9" (8.89m x 11.82m)**

### **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.

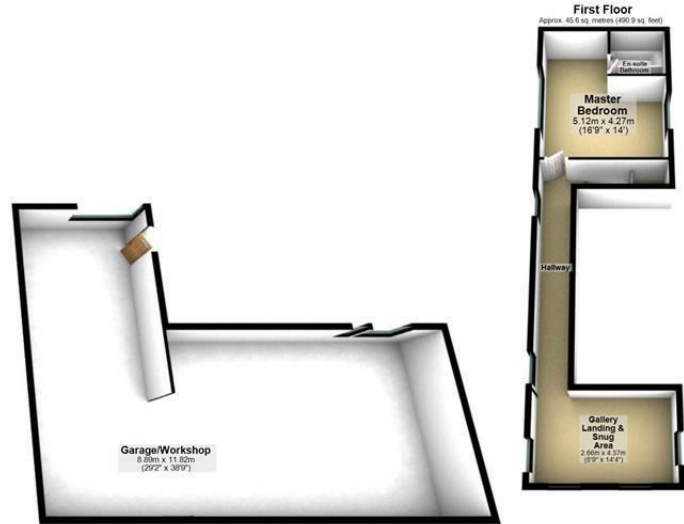
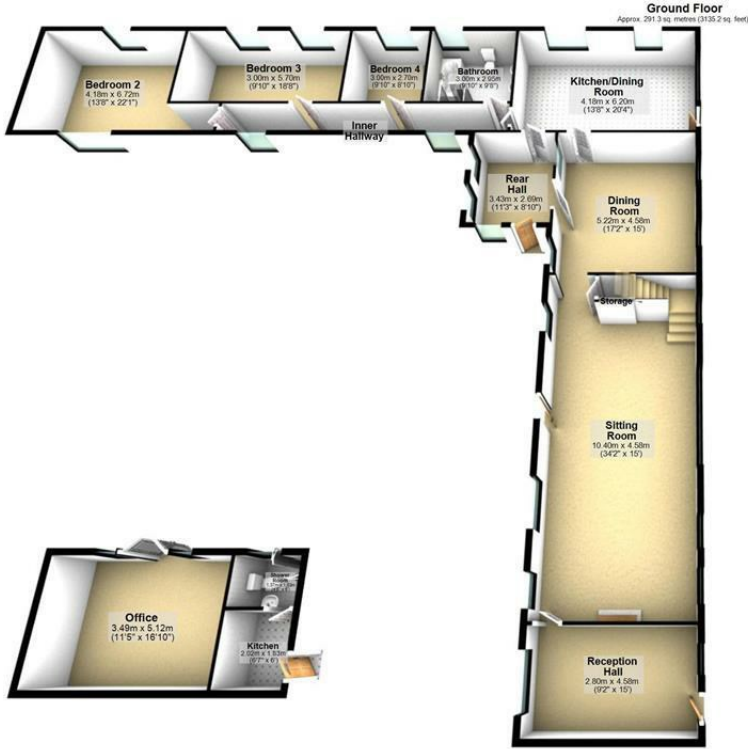
### **VIEWINGS**

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.

### **WINDOWS**

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





Total area: approx. 336.9 sq. metres (3626.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**safeagent**  
 11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk) | [www.jigsawmove.co.uk](http://www.jigsawmove.co.uk) | [info@jigsawletting.co.uk](mailto:info@jigsawletting.co.uk) | [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk)  
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227



Look for Propertymark Protection to ensure your agent is qualified and regulated