



Gable End Wilfhome Road, Kilnwick, YO25 9JR

£725,000







# Gable End Wilfhome Road

Kilnwick, YO25 9JR

- Rarely offered barn conversion family home
- Expansive 0.5 acre plot
- Up to 4 bedrooms plus large galleried landing
- Underfloor heating throughout
- Additional 2nd large gated driveway to School Lane
- Living space extending to over 2800 square feet
- 4/5 reception rooms plus large utility room
- 3 bathrooms/shower rooms plus downstairs toilet
- Courtyard access to parking and large double garage
- Large brick built store easily convertible to further double garage

Set within a discreet village location and offering genuine character appeal, is this deceptively spacious family home, having been lovingly upgraded and extended by the current occupiers.

Benefiting from a mature and private plot setting, the deceptively spacious living accommodation extends in excess of 2800 square feet in size, set around a courtyard environment with generous parking for multiple vehicles and a Double Garage and Double Store.

Externally a mature and established plot boasts grounds of 0.50 of acre with dedicated and further gated parking accessed from School Lane.

The dwelling dates back to the 1770's with a wealth of period feature retained and a most impressive programme of extension having taken place. The versatile living space to two floor levels comprises; Reception Hallway, Dining Room, Dayroom/Kitchen, Utility Room, Sitting Room/Bedroom 4, Reception Lounge, Garden Room, Sunroom and W.C.

To the first floor level a spacious gallery landing leads to a principal bedroom with walk in wardrobe and En-suite Shower Room, a further Guest bedroom with Shower Room, Bedroom 3 and House Bathroom.

Externally a mature plot provides open paddock views with a walled area garden also and extensive patio area.

Gabel End in it's entirety remains a genuine lifestyle residence suitable for applicants looking to make this a forever family property.



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## ACCOMMODATION COMPRISES

**RECEPTION HALLWAY** 18'9" x 13'9" (5.74 x 4.21)  
A welcoming entrance to this immaculately appointed character property. Self contained study area with a balustraded staircase to the first floor level with gallery landing. Engineered oak floor covering, lead insert window to the garden facing elevation. With access to inner hallways leading to further reception spaces and ground floor accommodation. Underfloor heating throughout the property.

**CLOAKROOM WC**  
With lead insert window, concealed cistern low flush WC, with tiling to splashbacks and pedestal wash hand basin.

**DINING ROOM** 14'0" x 10'11" (4.29 x 3.34)  
Used by the vendors as a formal dining space with lead insert windows to the garden facing elevation.

**DINING KITCHEN** 18'11" x 13'6" (5.78 x 4.12)  
Enjoying excellent levels of natural daylight with lead insert windows to the side facing elevation and French doors to the garden. Offering full open view with paddock vista beyond. Well appointed throughout with a range of traditionally styled Shaker wall and base units with granite work surfaces and complimentary upstands. Tiling to full floor coverings, dishwasher, Belfast style sink. Range master double oven and grill with electric hob and over sized extractor canopy. Integrated fridge and freezer with generous storage provided throughout and suitably sized to accommodate Farmhouse kitchen table. Leads through to....

**UTILITY ROOM** 11'5" x 12'7" (3.48 x 3.85)  
Of an excellent size with a range of Shaker style wall and base units incorporating Belfast sink, granite work surfaces with tiled floor coverings, space for a number of low level white goods including plumbing for washing machine, with lead insert windows to the rear elevation and personnel door leading to garden.

**RECEPTION LOUNGE** 13'10" x 25'5" (4.23 x 7.76)  
With lead insert windows to the garden facing elevation, brick set chimney detailing with feature cast iron stove. Of excellent room proportions throughout, oak flooring, inset spotlights to ceiling and providing access through to...

**SUNROOM** 14'5" x 13'0" (4.41 x 3.97)  
Serving as a recent extension to the property with oak flooring, bifolding doors to the patio and picture style windows facing the garden, an abundance of natural daylight with vaulted ceiling height and Velux roof lights also.

**SNUG/BEDROOM 4** 14'8" x 12'9" (4.48 x 3.91)  
With lead insert windows to the garden facing orientation, inset spotlights to ceiling. Fire insert with traditionally styled surround.

**GARDEN ROOM** 11'8" x 11'9" (3.58 x 3.59)  
An informal reception space offering cosy proportions with lead insert windows, vaulted ceiling height, stove with stainless steel extractor chimney venting through ceiling with slate tiled floor coverings.

**FIRST FLOOR LANDING** 17'6" x 13'8" (5.34 x 4.18)  
a gallery style landing with a feature stained glass window of Agrarian farming scene. Window to the garden facing orientation, suitably sized to accommodate reception landing. Intricate roof timber detailing with vaulted ceiling height also.





**PRINCIPAL BEDROOM** 18'9" x 13'1" (walk in wardrobe 12'7" x 4'7") (5.73 x 4.01 (walk in wardrobe 3.84 x 1.40))  
With lead insert windows to the rear and side facing aspect, inset spotlight to ceiling, walk in "secret" wardrobe with a range of hanging rails and shelving.

**ENSUITE SHOWER ROOM** 11'7" x 4'11" (3.54 x 1.52)  
Well appointed through out with white sanitary ware comprising shower cubicle, pedestal wash hand basin, low flush WC and inset bath. Heated towel rail and neutral tiling to splashbacks with border detailing.

**BEDROOM TWO (GUEST BEDROOM)** 13'0" x 11'6" (3.98 x 3.53)  
Of double bedroom proportions with space for free standing bedroom furniture, lead insert window, laminate to floor coverings and access to....

**ENSUITE SHOWER ROOM** 9'2" x 6'1" (2.80 x 1.87)  
With double shower tray, wall mounted shower head and console, low flush WC, inset basin, Galaxy porcelain floor tiling, with tiling to splashbacks featuring mosaic border detailing and heated towel rail.

**BEDROOM THREE** 10'2" x 14'0" (3.10 x 4.27)  
With laminate to floor coverings, full garden vista and inset spotlights to ceiling. Of double bedroom proportions with space for free standing bedroom furniture.

**HOUSE BATHROOM** 8'11" x 6'9" (2.73 x 2.07)  
Well appointed throughout incorporating shower cubicle, rolled top bath, low flush WC, pedestal wash hand basin, Galaxy porcelain tiling, with tiling to splashbacks featuring mosaic border detailing and heated towel rail.

**EXTERNAL**  
Gable End itself remains a rare and unique purchase opportunity given the individuality, style and generous plot size. The property dates back to the 1770's having undergone a programme of transformation and extension over the years. The current vendors have lovingly maintained and upgraded throughout to create expansive living accommodation, measuring in excess of 2800 square feet in size.

Vehicular access is granted to the property via a courtyard area, serving four character style homes, with Gable End itself being located in a discreet corner plot position. A wrought iron access gate leads to a side garden area, providing access to both front and rear gardens.

The gardens remain expansive in size (over 0.50 of an acre) being majority laid to lawn grass with established planting and shrubbery to border and boundary perimeters, with open paddock views beyond and post and rail fence. An extensive patio terrace extends from the immediate building footprint with further gated access provided round the alternate side of the property with a further patio terrace suitable for Al Fresco dining. Laid to lawn grass, raised grass terrace and an established wall perimeter boundary.

Dedicated hardwood garden door inset to wall, provides access to an expansive further driveway area, being accessed from School Lane itself via hardwood double gates, and given the expansive size, remains suitable for a caravan/ tourer storage, or alternatively work vehicles, and extends to pathway leading down the side boundary of the property.

**GARAGE BLOCK**  
A large dedicated garage block features with provision for parking for two vehicles with electronic up and over access doors, a further two false garage doors, used currently as a storage area, but has potential to be converted to garage accommodation also, making a quad garage. Personnel access door to rear and side, with full power and lighting also.

**AGENTS NOTE**  
The courtyard area is retained and owned by Gable End, with alternate properties benefitting from right of way and access in perpetuity, with a shared and joint maintenance liability having taken place over the years.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be F

**SERVICES :**  
Mains water, oil heating, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverly Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS DISCLAIMER :**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

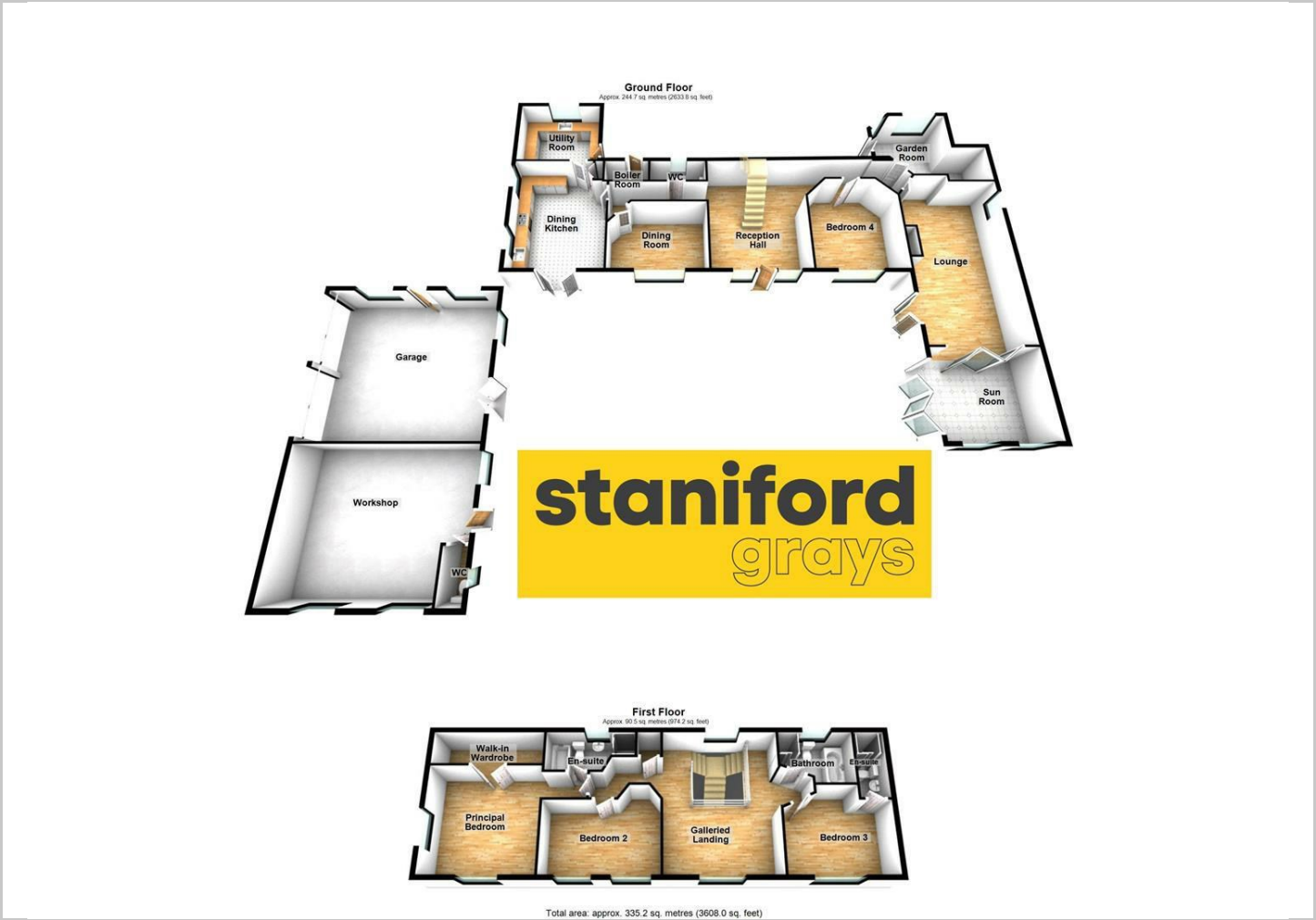
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



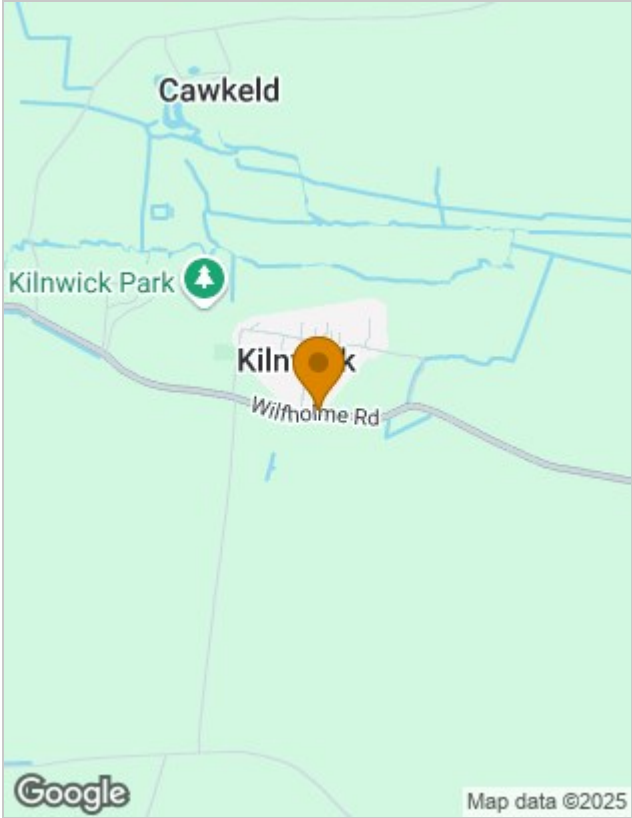




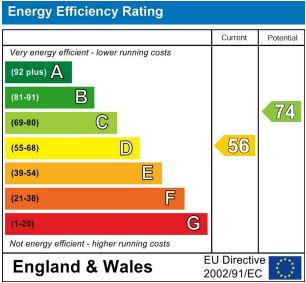
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.