



## Plainville Lane, Wigginton, York £699,950

A wonderfully presented four bedroomed barn conversion benefiting from two good-sized paddocks, stabling, lunging area, menage and a field measuring approximately 3.8 acres.





## Property

The property is entered via a timber stable door leading into the kitchen. The kitchen benefits from both wall and base units offering ample storage space with granite preparation surfaces incorporating the sink with drying area. The kitchen has a Rangemaster oven with extractor fan over and fitted Hotpoint dishwasher as well as having space for an American style fridge/freezer.

Through the kitchen is a useful storage/utility area which has space for a washing machine and drier as well as an access door leading a neighbouring courtyard where there are access rights for bins.



The sitting/dining room is located off the kitchen with a feature timber ceiling beam and timber flooring throughout. There is also a centrally positioned 800 watt log burning stove with exposed brickwork surround acting as the focal point of the room.

To the first floor are four well-proportioned bedrooms and the house bathroom. Bedroom one is a substantial double bedroom with a fitted storage cupboard and a contemporary ensuite shower room.



The house bathroom comprises a three-piece suite including bathtub with showerhead over, low flush WC, wash hand basin with mixer tap and heated towel rail.

## To The Outside

Directly outside the property is a walled, low maintenance garden complete with well-maintained borders and patio area ideal for entertaining guests.



There are two good-sized grass paddocks as well as an enclosed menage and lunging area. The property has two timber stables with rubber matted floors and an adjoining tack room. The stables have both electric and water connected.

The property has a brick-built, double garage with power connected and additional off street parking. A greenhouse is also located to the rear of the garage.

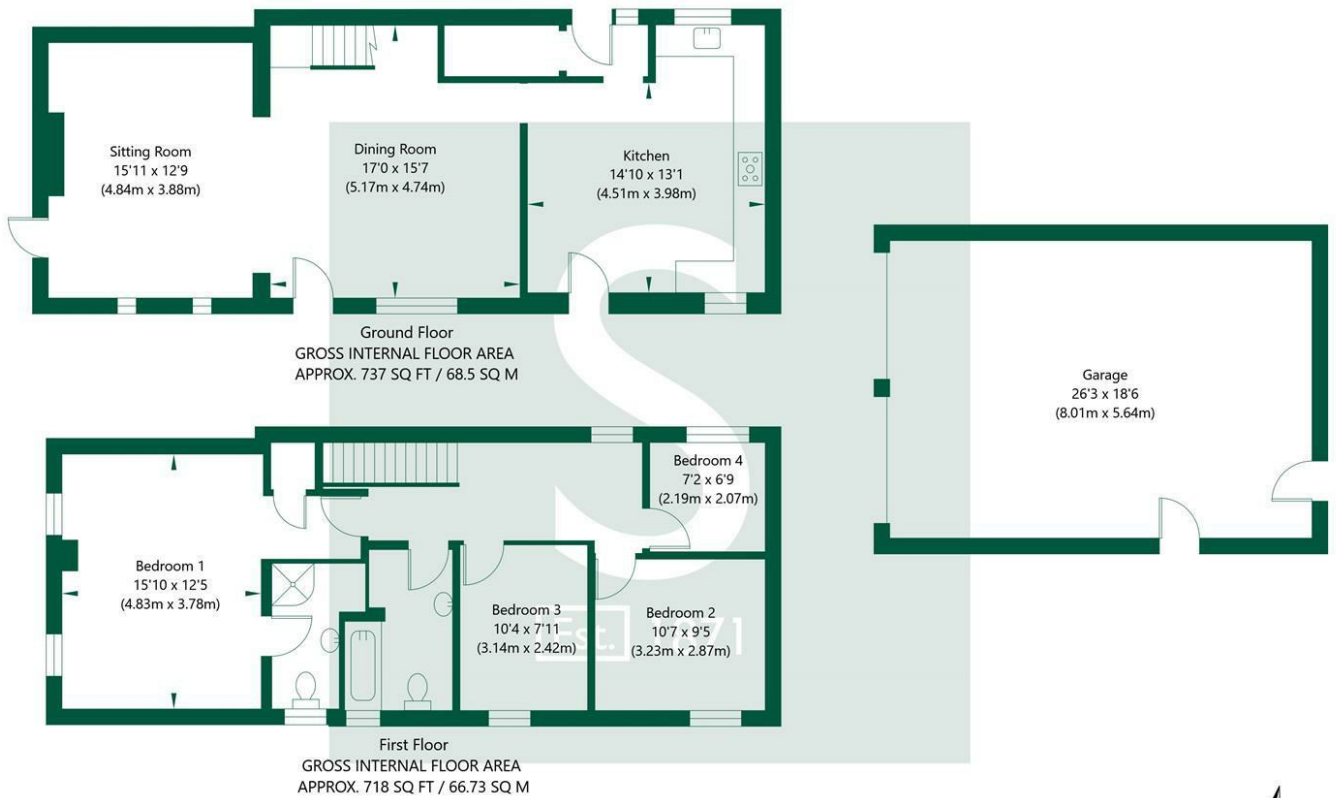
There is also grass field, measuring approximately 3.8 acres, which has a good-sized storage unit.



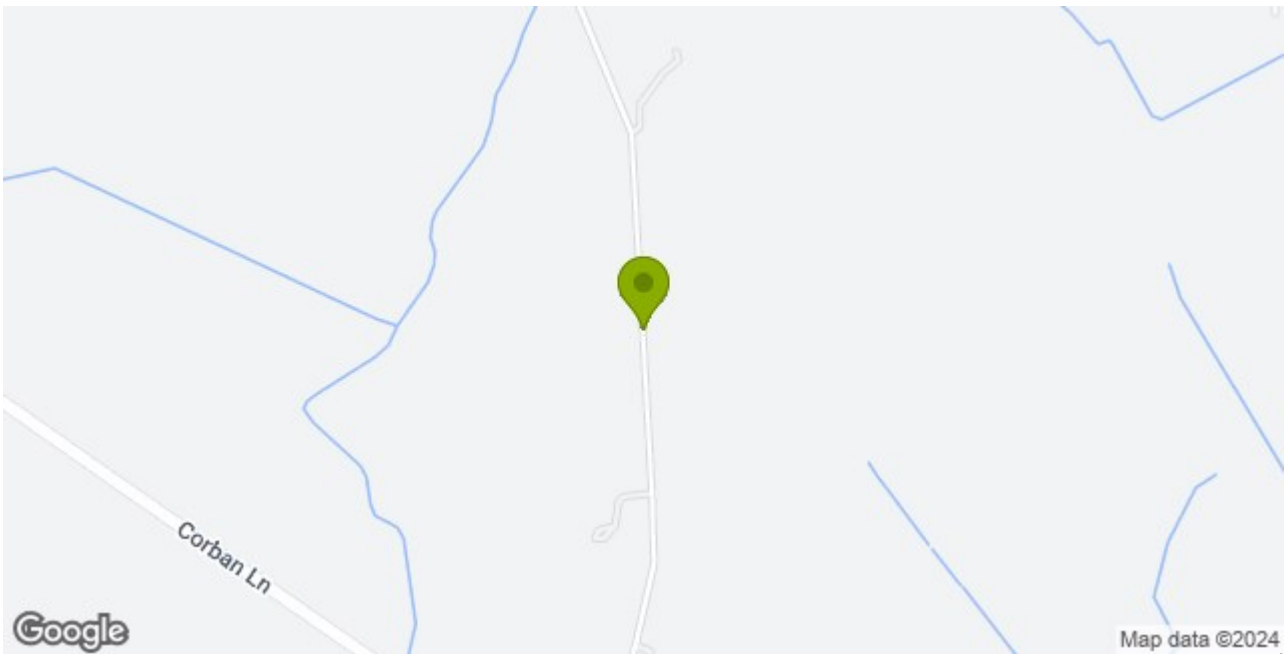
## Services

The property has mains water and electric. There is a septic tank for drainage and oil fired central heating.

The Barns, Plainville Lane, Wigginton, York, YO32 2RG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1455 SQ FT / 135.23 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

