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Foxfield Carr Lane, Kilburn York YO61 4AH

'Foxfield' is set in the heart of the picturesque village of Kilburn, and offers a rare opportunity to enjoy countryside living with breathtaking panoramic views of the North Yorkshire landscape with no onward chain. Looking out onto the Hambleton Hills and the iconic White Horse to the front, with rolling countryside to the rear, this four-detached detached home offers 2000 square feet of flexible accommodation over two levels, making it suitable for a variety of prospective buyers, and is set in gardens measuring to a third of an acre. On entering into an impressive 27' long reception hall, the sitting room measures at 29' with working log burner, exposed beams and French doors opening out onto the front. A spacious dining kitchen features ample worktops and storage space, complemented by an electric Aga plus built-in fridge and dishwasher. From the kitchen, is a separate utility room with external door to the rear, with downstairs W.C. Furthermore, two ground floor bedrooms are double-in-size, one with exposed brick surround, whilst a four-piece suite bathroom suite consisting of panelled bathtub, walk-in shower, hand basin and W.C and large study sit to the side. To the first floor, a 22' long primary bedroom benefits from a stylish en-suite with walk-in shower and views over the rear countryside. The second bedroom sits with views to the front, and an additional en-suite shower room. There is abundant access to a vast amount of eave storage, plus a generous store room located off the landing. Externally, the property sits in gardens measuring to a third of an acre, with hedged border surround. The driveway provides ample parking for several vehicles, with a detached double garage with remote control door and an adjoining gardener's washroom/W.C.

Further Note: The central heating is LPG-fuelled, all windows have been double-glazed, and all internal doors are oak throughout. Council Tax Band - F / EPC - D.

£675,000

LOCATION

DIRECTIONS

THE ACCOMMODATION



ENTRANCE HALL

An impressive 27' long reception hall, accessing all of the downstairs rooms with staircase leading to first floor.



SITTING ROOM

29'0" x 12'0" (8.84m x 3.67m)

The sitting room measures at 29' with working log burner, exposed beams and French doors opening out onto the front. Windows to the front aspect, French doors to the front, radiator to side.



KITCHEN DINER

21'9" x 12'9" (6.65m x 3.90m)

A spacious dining kitchen features ample worktops and storage space, complemented by an electric Aga plus built-in fridge and dishwasher. Window to front and side aspect, accesses utility room.



UTILITY ROOM

10'7" x 8'2" (3.24m x 2.51m)

The utility room houses hot water cylinder, accesses the downstairs W.C. and has plumbing for washing machine/tumbledryer with more worktop space and base units. External door leading out to rear.



DOWNSTAIRS W.C.

With window to side aspect, part-tiled splashbacks, and hand basin.



STUDY

11'2" x 8'2" (3.41m x 2.51m)

With built in shelving and worktop space, carpeted flooring, window to side aspect and radiator.



PRIMARY BEDROOM

22'2" x 14'0" (6.78m x 4.28m)

A 22' long primary bedroom with views to the rear countryside, built-in wardrobes, several access points to eave storage, skylight and separate en-suite.



PRIMARY EN-SUITE

A three-piece en-suite consisting of walk-in shower, tiled walls, skylight, hand basin and W.C.



BEDROOM 2

11'3" x 10'9" (3.45m x 3.30m)

The second bedroom sits with views to the front, inset storage access, radiator, skylight to front with views towards the White Horse and Hambleton Hills.



SECOND EN-SUITE

A secondary en-suite consisting of walk-in shower, hand basin, W.C. and access to eave storage.



BEDROOM 3

15'9" x 11'7" (4.81m x 3.55m)

A double bedroom featuring fireplace with exposed brick surround, exposed beams, carpeted flooring, radiator and window to front.



BEDROOM 4

12'1" x 11'8" (3.69m x 3.57m)

A double bedroom featuring carpeted flooring, exposed beams, window and radiator to front.



BATHROOM

11'6" x 8'2" (3.51m x 2.51m)

A four-piece bathroom suite with window to the side, panelled bathtub, walk-in shower, hand basin, radiator, tiled walls and W.C.



STORE

Accessed via the landing, a larger room for storage with further access to eaves.



FRONT EXTERNAL

A large front garden, mainly laid to lawn with hedged borders. Sweeping driveway providing ample parking for several vehicles, and a detached garage with power, lighting and remote controlled doors benefitting from gardener's washroom/W.C.



REAR EXTERNAL

A sizable rear garden, mainly laid to lawn with flagstone patio, hedged borders to side and rear, walkway for main house entry.



MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Private off-street parking, double garage.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

DISCLAIMER

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

VALUATION SERVICES

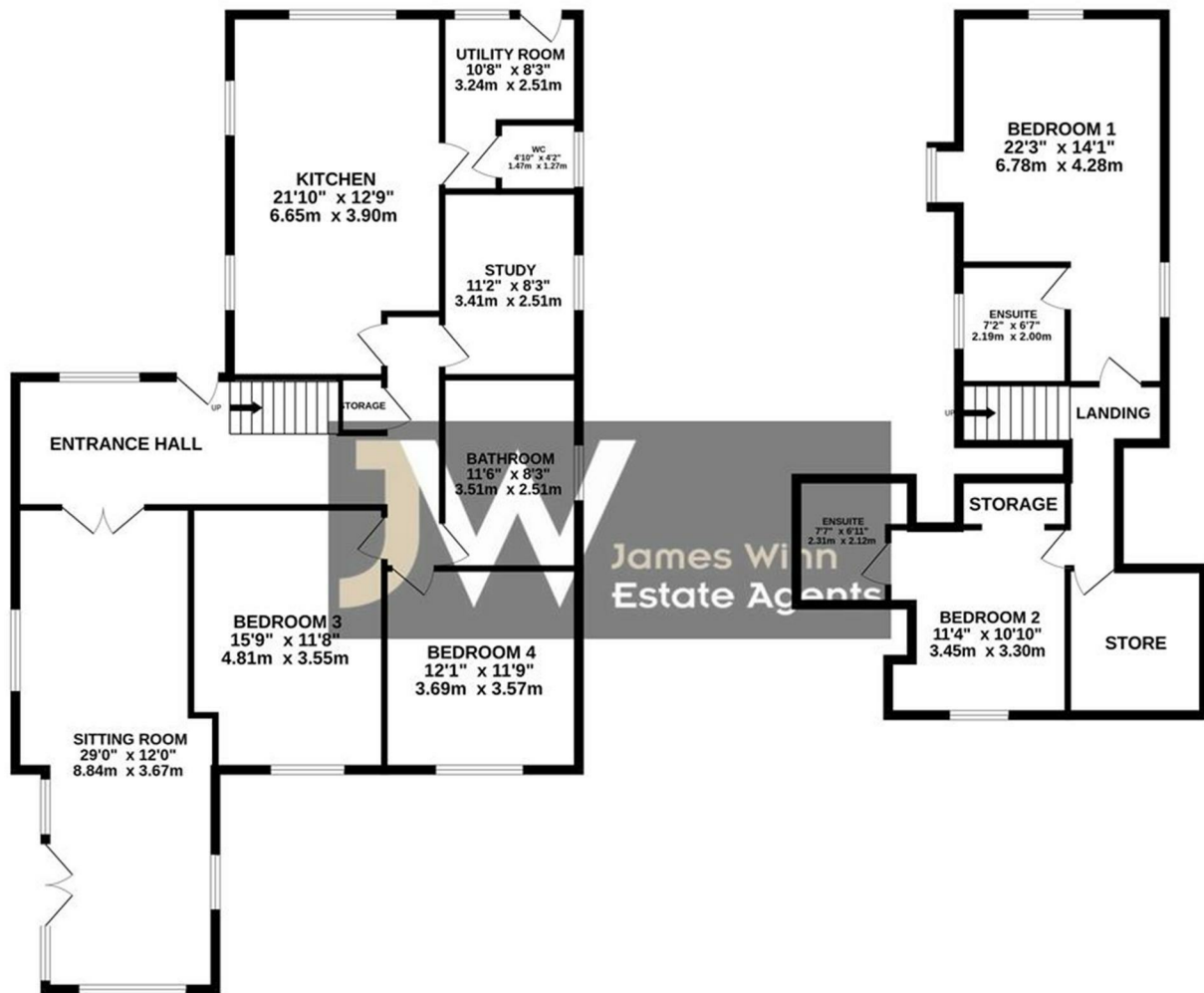
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

VIEWING

Viewing strictly by appointment only.

GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.

TOTAL FLOOR AREA : 2024 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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