

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



, Farlington, YO61 1NW

£850,000





, Farlington, YO61 1NW

STYLE - Private Home 4700 SQ FT Set on Generous Sized Plot.

HIGHLIGHTS - Rare Opportunity to Create a Stunning Home.

THREE WORDS - Space. Family. Lifestyle.

### Forge Mill House: A Dream Awaits in Farlington

Nestled in the heart of the idyllic and sought-after village of Farlington, Forge Mill House presents a rare and exciting opportunity to craft your family's dream home. This much-loved property, set on a generous plot of over 4,700 sq. ft, offers immense potential for those with a vision for modernisation and a desire to create a truly bespoke living space.

#### Step Inside:

Upon entering, you are greeted by a sociable ground floor layout, perfect for family gatherings and entertaining. There is a wonderfully light entrance hallway, Family Room, Sitting Room and Dining Room. The expansive kitchen diner is the heart of the home, offering ample space for culinary creations and family meals. Adjacent, a utility room provides practicality and additional storage, ensuring the home remains clutter-free.

The property boasts six generously sized bedrooms, including a superb main bedroom complete with an ensuite, promising a private retreat for relaxation. A large main bathroom serves the additional bedrooms, catering to the needs of a bustling family.







### Endless Potential:

Forge Mill House is a canvas waiting for your personal touch. While it requires modernisation, the possibilities are endless. Imagine transforming this space into a contemporary haven, tailored to your family's lifestyle and tastes.

### Outdoor Living:

The property's exterior is equally enticing. A private driveway leads to a double garage with a second story, offering oodles of storage or potential for conversion. The large Japanese gardens are a gardener's paradise, with a paved patio providing the perfect spot for alfresco dining or simply enjoying the tranquillity of village life.

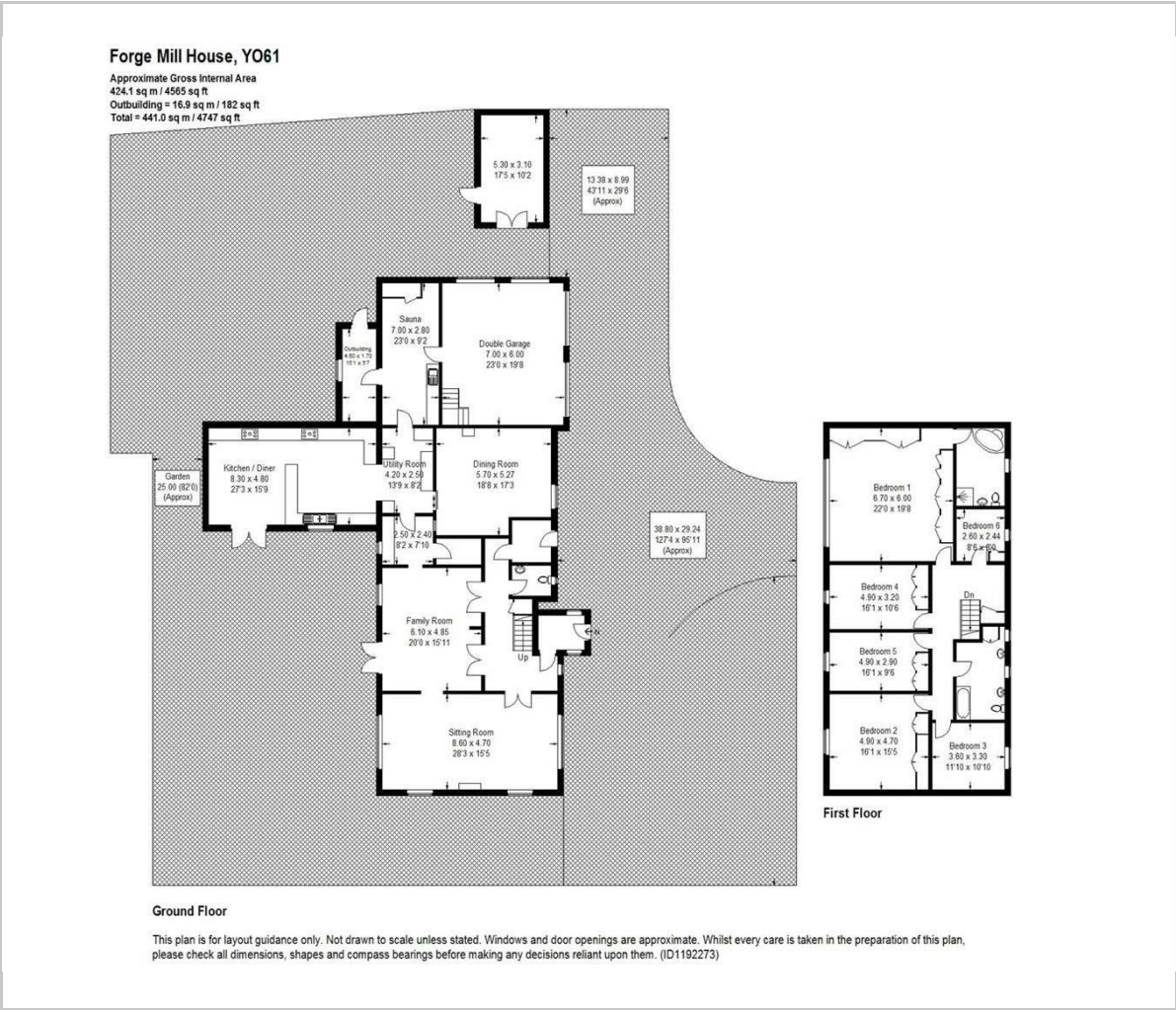
### Location:

Set in a quiet location, Forge Mill House offers the best of both worlds—peaceful rural living with the convenience of nearby amenities. This is more than just a house; it's a lifestyle opportunity not to be missed. Embrace the potential and make Forge Mill House your forever home.





Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk