



AINSTY FARMHOUSE

MAIN STREET | WIGHILL | TADCASTER

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GUIDE PRICE £695,000

Description

Upon approach to the farmhouse, you are greeted by a charming exterior adorned with a traditional red brick build, seen throughout the locality.

The interior space offers the market opportunity to showcase a fusion of classic farmhouse features with contemporary amenities so highly sort after in today's climate.

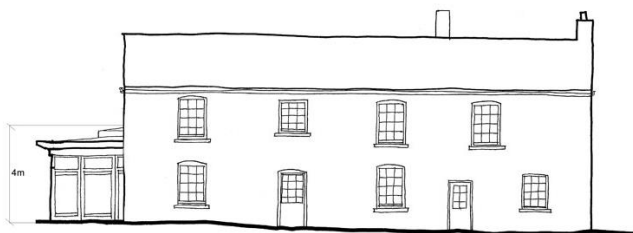
The property boasts multiple reception rooms, each with its own unique character and in its current state flexibility for the purchaser to create their 'forever home'. The dwelling further benefits from planning permission to extend into the adjoining cottage to maximise the properties potential.

The property will extend to 4,520 sq ft (420 m²) with suggested accommodation consisting of a contemporary open plan Kitchen/dining/living room, utility room, snug/cinema room, 2 further reception rooms, home office, ground floor bathroom, separate cloakroom and orangery. To the first floor the 5 double bedrooms all have ensuite bathrooms.

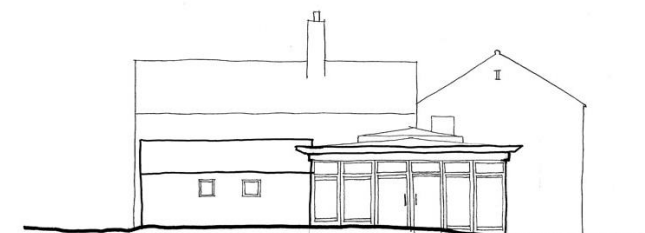
Outside, there is space to create a garden to the west and a private courtyard garden to the north-east, access to the property will be by a new western access leading directly to the detached triple garage.



Proposed Ground Floor Plan



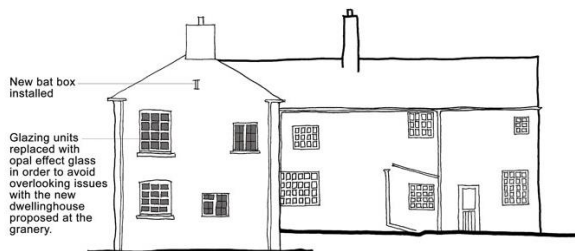
Proposed South Elevation



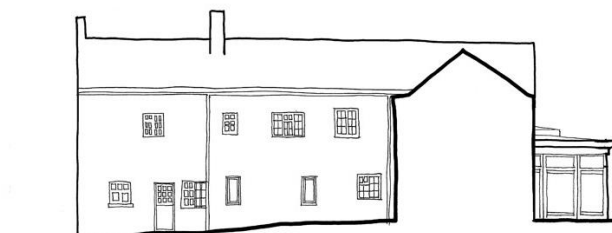
Proposed West Elevation

8.5m

Proposed First Floor Plan



Proposed East Elevation



Proposed North Elevation



Additional Information

Tenure – Freehold with vacant possession on completion.

Planning - Planning application – 21/03643/CLOPUD

Additional Land - Additional land is available by separate negotiation.

Services - Mains water, electricity, and private drainage. It is responsibility of the purchaser to install separate service connections and meters.

Purchasers are advised to make their own enquiries as necessary to satisfy themselves about their availability and adequacy. The purchasers will be required to work with the sellers and adjoining owners to facilitate the provision of services.

Council Tax - Band F

Health and Safety

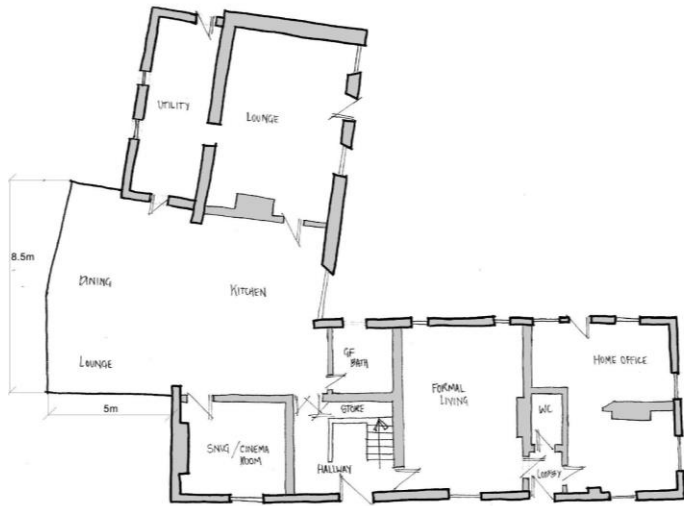
All viewers must take extreme care when viewing and do so at their risk.

Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way public and private which may affect the property.

Viewing – Strictly through the selling agents. Lister Haigh, Knaresborough 01423 860322

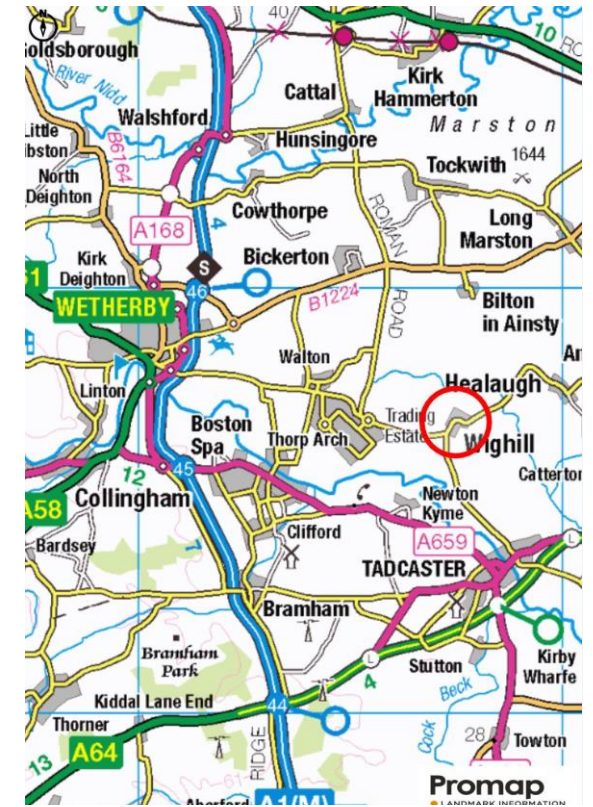
Directions – From the centre of Tadcaster, head north-west on High St/A659 going over the River Wharfe. Take the left turn onto Wighill Lane, continue for just over 2 miles, passing All Saints Church on the right-hand side. Continue through the village and follow the road around a right bend where Church Lane becomes Main Street. The property can be found on the left-hand side, identified by a Lister Haigh Sale Board.



Proposed Ground Floor Plan



Proposed First Floor Plan



Lister Haigh, 106 High Street, Knaresborough, North Yorkshire, HG5 0HN

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		
1-20	G		

Disclaimer: Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property. Regulated by the RICS.

