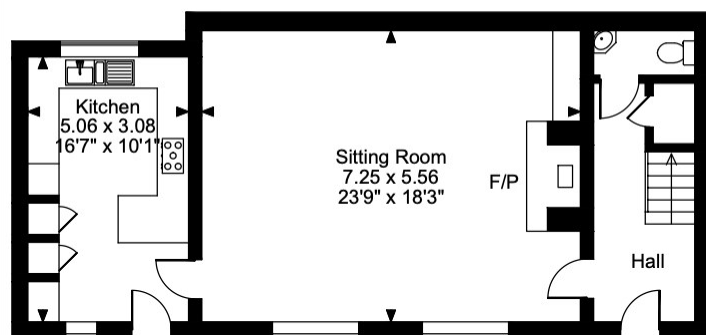
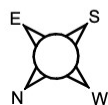
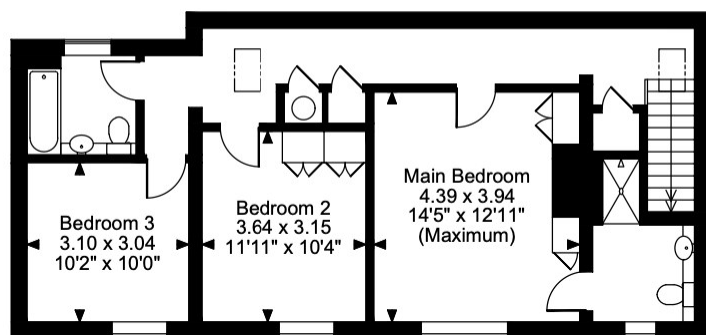


Wiganthorpe Court, Wiganthorpe, Terrington, York
 Approximate Gross Internal Area
 1486 Sq Ft/138 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Contact

18 Blake Street
 York
 North Yorkshire
 YO1 8QG

E: york@fineandcountry.com

T: 01904 571195

fineandcountry.com



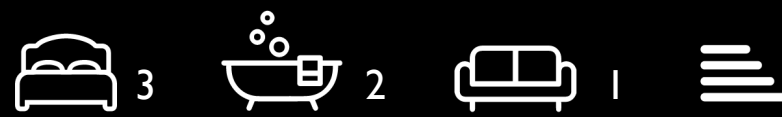
**3 Bed
 House - Semi-Detached
 located in Terrington**



3 Wiganthorpe Court Terrington York

Asking Price £500,000

Freehold



The Hayloft awaits. 3 bedrooms, modern kitchen & 3 bathrooms. Relax in the garden or explore the estate's lake & streams. Perfect for families & pets. Near charming villages & the vibrant city of York. Schedule your viewing today.

Nestled within the serene embrace of the six-acre expanse belonging to a former stately home, The Hayloft at Wiganthorpe Court emerges as a testament to rural elegance and historical grandeur. Perched amidst a picturesque landscape steeped in history, this remarkable abode carries with it a rich legacy, once serving as an integral part of the original farmyard and stable block of Wiganthorpe Hall, a majestic 18th century estate envisioned by the esteemed architect John Carr.

Step inside, and you'll be greeted by the seamless fusion of tradition and modernity. Three expansive bedrooms, and a spacious main reception room beckon, providing an ideal sanctuary for both daily living and hosting gatherings. Meticulously upgraded with contemporary amenities such as new bathrooms and a modern kitchen, the home retains its timeless allure, adorned with meticulously restored coving and tastefully curated interior accents.

Beyond its threshold lies a world of natural splendor, where The Hayloft at Wiganthorpe Court extends its embrace to include a quaint cottage garden at the front, along with exclusive access to the sprawling grounds of the erstwhile Hall. A serene lake adorned with a charming rowboat and jetty, coupled with tranquil streams meandering through the verdant gardens, sets the stage for idyllic moments of leisure and outdoor pursuits.

Nestled within a small rural hamlet comprising a mere 14 residences, this property offers a haven of tranquillity and security, catering seamlessly to the needs of both pet enthusiasts and families alike. Nearby, a collection of charming villages awaits exploration, while the historic city of York lies a mere 22 minute

drive away, promising a wealth of cultural delights and urban conveniences. Surrounded by a tapestry of stately homes and ancient castles, with cultural attractions dotting the landscape, this locale stands as a beacon for those yearning for a countryside lifestyle steeped in history and charm.

Seize the opportunity to make The Hayloft at Wiganthorpe Court your own. Reach out to us without delay to schedule a viewing of this truly exceptional and enchanting property, where history and contemporary luxury intertwine to create a living experience unlike any other.

Please note:

Part A:

- Property Type: Freehold
- EPC Rating House: D
- Council Tax Band: C

Part B:

- Parking arrangements: 4 parking spaces with a single garage and plenty of parking for guests

• Number of Rooms:

- Bedrooms 3
- Bathrooms 2
- Of Which Ensuite 1
- Total Toilets 3
- Reception Rooms 1

Part C: Additional Information

- Broadband: Ultrafast Full Fibre Broadband and Standard Broadband available.
- Mobile Network: The seller has informed us that their mobile phone network is O2 and there are no issues with signal.
- Drainage: Drainage into cesspool.
- Access rights: There is only one way in, and one way out of the premises with shared access for the 14 residents who reside there.

you as per the regulations we are to adhere set out by HMRC. 6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.
3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.
4. Further documents required from you in person are: photo ID (passport or driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).
5. We will conduct an electronic anti-money laundering check on

