



SKIRPENBECK, YORK YO41

£625,000

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An outstanding detached family home, with impressive character features, beautiful reception space, a stunning landscaped garden, offering a rare opportunity to live within a prime village near York.

This is a beautiful, welcoming, and stylish home, converted from a hay barn, there are far-reaching views and landscaped gardens to enjoy. The property has about 1866sqft in total and is perfectly enhanced for modern family living, being situated within a charming and historic village on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities of Stamford Bridge, Pocklington, Malton and York.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home benefits from being naturally lit throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of beautiful un-spoilt countryside. The house benefits from impressive reception space and four bedrooms. The sympathetic restoration of this beautiful barn retains the integrity of the original building, while equipping it for modern day living.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band E	EPC Rating Band E
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Property Description.

The generous and naturally bright dual aspect sitting room offers a welcoming feel to the house with its exposed oak floor, panelled doors, beams, and a multi-fuel stove with an attractive brick inglenook and stone hearth. This impressive room has an inviting feel, there are lovely former barn doors converted into two full length arched windows which provide attractive views into the garden, and it offers plenty of space for entertaining. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life.

The dining area, also with exposed timber floors and beams, is located at the heart of the property between the sitting room and the kitchen, making it an ideal family friendly and sociable space. The adjacent breakfasting kitchen, with a dual aspect, offers a stunning statement with views north-east over the private garden. It has been fitted with tasteful country style wall and base units, painted in 'Railings' by Farrow & Ball. Complemented by a granite worksurface, there is a five-ring gas hob and a central island, also with a granite worksurface incorporates a breakfast bar. The kitchen provides an excellent range of storage space.

The remaining ground floor accommodation includes a generous pantry and utility area with a sink, worksurface and plumbing for a washing machine and a separate WC.

The dual aspect principal bedroom offers tremendous space and there is elegant ceiling height. Exposed beams and timber floors add character to the bedroom as well as the en-suite shower room. This main bedroom suite has beautiful views onto the garden.





Property Description.

Bedrooms two, three and four all benefit from a feeling of volume and light, all have attractive garden and village views, exposed beams, timber floors and beautiful ceiling height. The family bathroom with its white fittings has a shower above the bath. The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout. The detached double garage has up and over doors and a pedestrian door to the side. This is a versatile and nicely proportioned property, making it a perfect home.

Skirpenbeck is a peaceful, rural village which benefits from not being on a road that is used as a short cut or through road. It is only 0.4 mile to the A168 York to Driffield road. From here, York, Driffield, the coast and Beverley can be easily reached. There is a historic church at the east end of the village. About 2 miles to the north in Scrayingham is the well regarded Lacey's Riding school; and beyond Buttercrambe is the Northwoods fairy trail and café, Paws Park dog exercise areas and Ellers Farm distillery visitor centre.

Outside.

The house is accessed over a private block brick road from the village. The private position of the house offers a high degree of privacy within the garden. The front is enclosed by wrought iron gates and a brick wall and there is ample parking for multiple vehicles by the garage. The front benefits from lawn, a path leading to the house, mature borders with plum and cherry trees and attractive seating areas where the privacy and garden can be enjoyed. To the north-east, the garden opens again where the far-reaching outlook towards the Wolds can be enjoyed.

With a generous area of lawn, hedges, mature borders, trees and roses, the garden provides a rich variety of texture, colour and structure. Follow the garden to the rear, the south-east aspect is a pretty cottage style garden which has a patio seating area, making it perfect for summer dining and entertaining.







Services.

Mains water and electricity are installed. Oil fired central heating. Private drainage.

Directions.

Postcode – YO41 1HF

For a precise location, please use the What3words App///mandolin.blessing.climbing





Location.

The popular village of Stamford Bridge is about 2.5 miles west. The village has a primary school, a well-stocked co-op supermarket, coffee shop, wine bar and restaurant, swimming pool, play park, post office, medical centre, vets, pubs, and fish & chip shop. There is also a pharmacy, dentist, barber, hairdressers, and a choice of take away outlets (Indian, Chinese, Pizza). The popular Balloon Tree farm shop is about 3.5 miles to the west.

Malton, the food capital of Yorkshire, lies about eleven miles to the north.

Fangfoss is about three miles to the south, the village has a highly regarded CoE primary school, the Jubilee play park with playing fields and an excellent pub 'The Carpenter's Arms'. The village is also home to a world-famous maker of handmade rocking horses and pottery. Fangfoss is host to an annual two-day Festival of Practical Arts. Airfield Nurseries, a short drive away, is a well-stocked garden centre. The historic estate village of Bugthorpe is about 2.5 miles to the east, where there is a village shop with post office, church and CoE primary school.

Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west from the town. A rich variety of sporting, recreational, educational, and cultural activities are available.

Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is "a jewel in Yorkshire's crown" and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom.



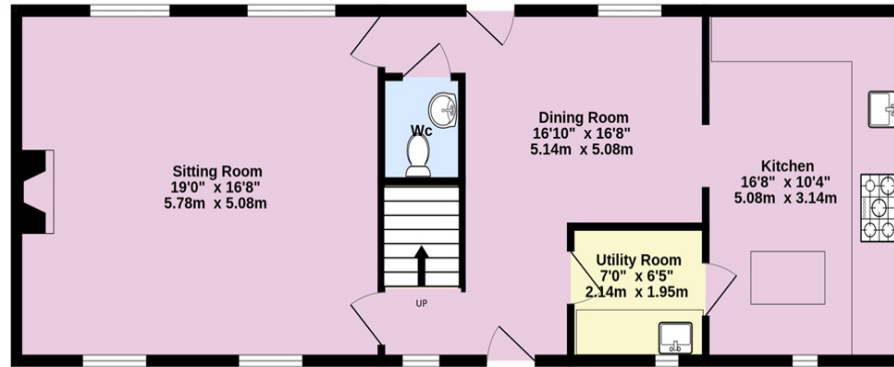
Location.

The Pocklington Arts Centre is a popular and well-known asset in the town and is home to a cinema, music, comedy, and theatre productions. The Wolds and Vale of York is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside.

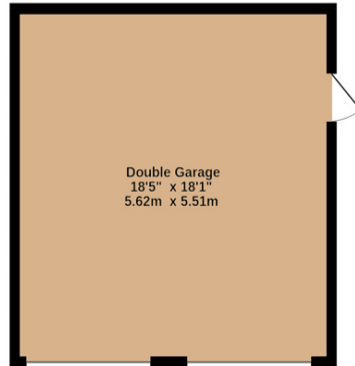
The coast can be easily reached. Numerous golf courses are within an easy drive. York offers an excellent range of independent and state schools; universities, independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



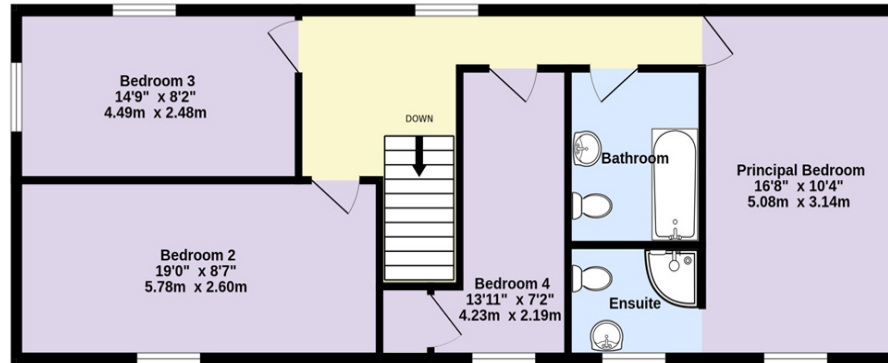
GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



GARAGE
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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