

THE GABLES, 2 CHURCH LANE STRENSALL



A substantially extended detached house occupying a superb plot of almost half an acre, with views across open countryside and a former blacksmiths forge providing useful ancillary accommodation within a popular and well served village on the edge of York.

Entrance hall, sitting room, study, conservatory, dining room, dining kitchen, breakfast/day room, garden room, utility room, guest cloakroom, boot room, galleried landing, master bedroom suite with bathroom & walk-in wardrobe, two further bedrooms & house bathroom.

Gas central heating. uPvc double-glazing.

Private, well-stocked gardens & grounds, ample parking & triple carport.

Former blacksmiths forge providing ancillary office space but with further potential, subject to consents

FOR SALE AS A WHOLE OR IN 2 LOTS

LOT 1: GUIDE PRICE £645,000. LOT 2: GUIDE PRICE £150,000

The Gables is substantially extended detached house offering spacious accommodation within a plot of almost half an acre, enjoying open views, together with a former blacksmiths forge providing ancillary accommodation.

The accommodation in the main house briefly comprises entrance hall, sitting room, study, conservatory, dining room, dining kitchen with AGA, opening onto a breakfast/day room, garden room, utility room, guest cloakroom and boot room. To the first floor a galleried landing gives access to three double bedrooms and a house bathroom; the master bedroom having an en-suite bathroom and walk-in wardrobe. The original portion of the house is believed to date from the 1970s and later extended in the mid-1990s. The property benefits from uPVC double-glazing and gas central heating.

The Gables occupies a superb plot backing onto open fields, across which there are delightful views. The total site area extends to approximately 0.45 acres, made up of attractively landscaped gardens, a gated carriage driveway providing plenty of room to park and leading to a triple carport. At the eastern side of the site is a former blacksmiths forge, which currently provides useful ancillary accommodation by way of a home office space, but could easily adapt to provide a guest suite or self-contained annexe (subject to any necessary consents). Coupled with an additional area of garden behind, is potentially scope to create a separate dwelling, again subject to all usual permissions.

Strensall is a thriving village located only 6 miles north of York city centre and benefits from an extensive range of amenities including shops, pubs, restaurants, schools, Doctor's surgery and dentist. There are excellent public transport links into the city itself, and the village falls within the catchment area for Huntington Secondary School. The Monks Cross and Vanguard shopping parks are only a short drive away and the outer ring road and A64 are close at hand. Church Lane is located off York Road, within a short walk of village amenities.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Coving. Understairs cupboard. Two casement windows to the front. Two radiators.



SITTING ROOM

5.9m x 3.6m (19'4" x 11'10")

Living flame gas fire with a marble surround and hearth. Coving. Television point. Bow window to the front and casement window to the rear. Radiator.



STUDY

4.3m x 3.7m (14'1" x 12'2")

Coving. Casement window to the rear. Radiator.



CONSERVATORY

4.7m x 4.3m (max) (15'5" x 14'1")

Tiled floor. Television point. Wall light point. French doors opening onto the garden. Windows to three sides.



DINING ROOM

3.9m x 3.9m (12'10" x 12'10")

Coving. Casement window to the rear. Radiator.



DINING KITCHEN

5.5m x 3.9m (max) (18'1" x 12'10")

Range of kitchen cabinets incorporating a single drainer sink unit. Two oven gas-fired AGA. Four ring ceramic hob with extractor hood. Electric double oven. Dishwasher point. Pantry cupboard. Casement windows to the front and rear. Radiator. Open through to the Breakfast/Day Room.



BREAKFAST / DAY ROOM

5.8m x 3.8m (max) (19'0" x 12'6")

Coving. Door opening onto the rear garden. Casement window to the rear and either side. Two radiators.



UTILITY ROOM

2.9m x 2.9m (min) (9'6" x 9'6")

Range of kitchen cabinets incorporating a Belfast sink. Cloaks cupboard. Automatic washing machine point. Space for a tumble dryer. Extractor fan. Loft hatch. Casement window onto the Garden Room. Radiator.

GUEST CLOAKROOM

Low flush WC and wash basin. Casement window to the side.

BOOT ROOM

2.9m x 1.9m (9'6" x 6'3")

Worcester gas central heating boiler. Casement window to the side. Fuse box.

GARDEN ROOM

8.0m x 4.4m (max) (26'3" x 14'5")

Doors opening out onto the rear garden.



FIRST FLOOR

GALLERIED LANDING

Coving. Two casement windows to the front. Radiator.

BEDROOM ONE

5.9m x 3.6m (19'4" x 11'10")

Coving. Television and telephone points. Casement windows to the front and rear. Radiator.



WALK-IN WARDROBE

1.8m x 1.2m (5'11" x 3'11")

Hanging rails and shelving.

EN-SUITE BATHROOM

4.3m x 3.7m (max) (14'1" x 12'2")

Matching white suite comprising jacuzzi bath, walk-in shower cubicle, wash basin in vanity unit and high flush WC. Coving. Extractor fan. Heated towel rail. Casement window to the rear. Radiator.

BEDROOM TWO

3.9m x 3.0m (12'10" x 9'10")

Coving. Casement window to the rear. Radiator.



BEDROOM THREE

3.9m x 2.5m (12'10" x 8'2")

Range of fitted wardrobes. Coving. Casement window to the rear. Radiator.

HOUSE BATHROOM

3.5m x 2.5m (11'6" x 8'2")

Matching white suite comprising bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Loft hatch. Coving. Casement windows to the front and side. Radiator.

OUTSIDE

The Gables occupies a superb plot of approximately 0.45 acres, and despite its central location within the village, the property enjoys considerable privacy by virtue of mature hedge boundaries to the front and two sets of double gates. The gardens have been attractively landscaped, and to the rear enjoy far reaching views across open fields. There is ample space to park on the drive and within a triple car port (10.5m x 6.2m (34'5" x 20'4")), which links to the house. Adajacent to the car port is a a former blacksmith's forge, constructed of brick beneath a clay pantile roof, this has been converted internally to provide a superb home office space. In our opinion this has interesting for a range of alternative uses, such as a self-contained annexe or guest suite, holiday cottage or perhaps even a separate property – subject to all usual consents.

FORMER BLACKSMITH'S FORGE / HOME OFFICE ANNEXE

BOARD ROOM

6.1m x 4.6m (20'0" x 15'1")

CLOAKROOM

1.8m x 1.3m (5'11" x 4'3")

OFFICE

4.6m x 3.0m (15'1" x 9'10")

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating.

Council Tax: Band: F (City of York Council).

Tenure: The property is Freehold and that vacant possession will be given upon completion.

Note: The Forge & associated land will be subject to an overage clause (details to be agreed).

Post Code: YO32 5XU.

EPC Rating: Current: E53. Potential: D65.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



LOTTING

The property is offered for sale as a whole or in two lots, is shown on the site plan below. The guide price as a whole is £795,000.

Lot 1 is hatched red, and consists of the house, principal gardens, and two thirds of the garaging. The guide price for this element is £645,000.

Lot 2 is hatched blue and consists of the former blacksmith's forge/home office annexe. The guide price for this element is £150,000.

