



The Stables

Towton, Tadcaster, LS24 9SU
Guide Price £700,000



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BY

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RARE OPPORTUNITY. STABLES WITH OVER 2 ACRES Paddock. SOLAR PANELS WITH INCOME

Guide Price £750,000 - £800,000.

An impressive stone family home set in a sought-after historic location, perfect for those with equestrian needs. The property is in good condition and well presented, offering over 2 acres of lush green enclosed space providing an idyllic setting.

The property boasts of four well-proportioned bedrooms and two bathrooms, offering ample accommodation for a family. With three reception rooms, the house provides plenty of space for entertaining and family living. The kitchen/breakfast room is well-equipped to cater to your culinary needs, with added utility room.

Adding to the uniqueness of the property are the multiple practical and environmentally friendly features. It offers a double garage, perfect for those requiring ample storage or parking facilities.

Notably, the property is equipped with solar panels, contributing to sustainable living while reducing energy costs, and with income from feed in tariffs generating an annual income of £3,500 to £4,000 based on past income generated taken from the vendors experience.

Moreover, one of the standout features of this property is the stable block having 4 separate enclosures with over 2 acres paddock, which is a dream come true for those interested in equestrian pursuits. The property also includes parking facilities, ensuring convenience for residents and guests alike.

Located in a desirable location, the property is surrounded by an array of green spaces, providing a serene and tranquil environment for its residents. Furthermore, the presence of historical features in the vicinity adds to the charm of the location, making it an ideal place to reside.

In summary, this property offers a unique blend of comfortable living spaces, green surroundings, historical charm, and unique features, making it a highly desirable purchase for the discerning buyer.

- EQUESTRIAN STONE FAMILY HOME
- STABLE BLOCK WITH OVER 2 ACRE Paddock
- SOLAR PANELS
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- TUCKED AWAY LOCATION
- Council Tax Band G
- EPC Rating C



Ground Floor

Hall

Having a composite double glazed entrance door and side window, stairs to the first floor level, coving to ceiling, radiator and doors to study, dining room, lounge, breakfast kitchen and WC.

WC

Push flush WC, wash hand basin, radiator and PVCu double glazed window.

Dining Room

12'9" x 10'4" (3.89m x 3.15m)

Two PVCu double glazed windows to front aspect, radiator, coving to ceiling and door to kitchen.

Study

11'10" x 7'11" (3.60m x 2.41m)

Two PVCu double glazed windows to front aspect, radiator and coving to ceiling.

Lounge

18'6" x 11'11" (5.64m x 3.63m)

Having a focal fireplace with coal effect living flame gas fire, two PVCu double glazed windows to side aspect, two central heating radiators, PVCu double glazed french doors to rear garden, coving to ceiling and internal window to kitchen.

Kitchen/Breakfast Room

20'1" x 17'1" (6.11m x 5.21m)

Having a range of wall and base units with pan drawers. Coordinating worksurfaces and splashback tiling. Inset one and half bowl sink and drainer, integrated fridge, freezer, dishwasher, double oven/microwave, gas hob and concealed extractor over. Radiator, laminate flooring, spotlights to ceiling, door to utility room, two PVCu double glazed windows to rear aspect and further radiator and windows to breakfast area with door to rear garden.

Utility Room

5'9" x 6'8" (1.75m x 2.03m)

Matching wall and base units from kitchen, worksurface and splash back tiling with sink and drainer. Laminate flooring from kitchen, concealed Bosch boiler and composite double glazed side entrance door.

First Floor

Landing

Two PVCu double glazed windows to front aspect, radiator, loft hatch and doors to rooms.

Master Bedroom

13'4" x 12'11" (4.06m x 3.94m)

Two PVCu double glazed windows to rear, radiator, fitted wardrobes, and door to en-suite.

En-suite Bathroom

6'9" x 8'5" (2.06m x 2.57m)

Having a straight panelled bath, twin wash hand basins to vanity units, low flush WC and shower enclosure. Spotlights to ceiling, chrome central heating towel warmer, two PVCu double glazed frosted windows and extractor fan.

Bedroom

12'1" x 10'5" (3.68m x 3.18m)

Two PVCu double glazed windows to front aspect and radiator.

Bedroom

9'11" x 11'11" (3.02m x 3.63m)

Two PVCu double glazed windows to front and radiator.

Bedroom

9'4" x 13'11" (2.84m x 4.24m)

Two PVCu double glazed windows to rear aspect and radiator.

Bathroom

7'2" x 10'5" (2.18m x 3.18m)

Comprising a straight panelled bath with shower mixer tap, pedestal wash hand basin and low flush WC. Part tiled, extractor fan, two PVCu double glazed frosted windows, radiator and cylinder cupboard.

Exterior

Set on an extensive plot which from the front you would realise. To the front is a detached double garage with electric door opener with a block paved driveway for two cars. Between the garage and the property is a garden area and footpath to the property.

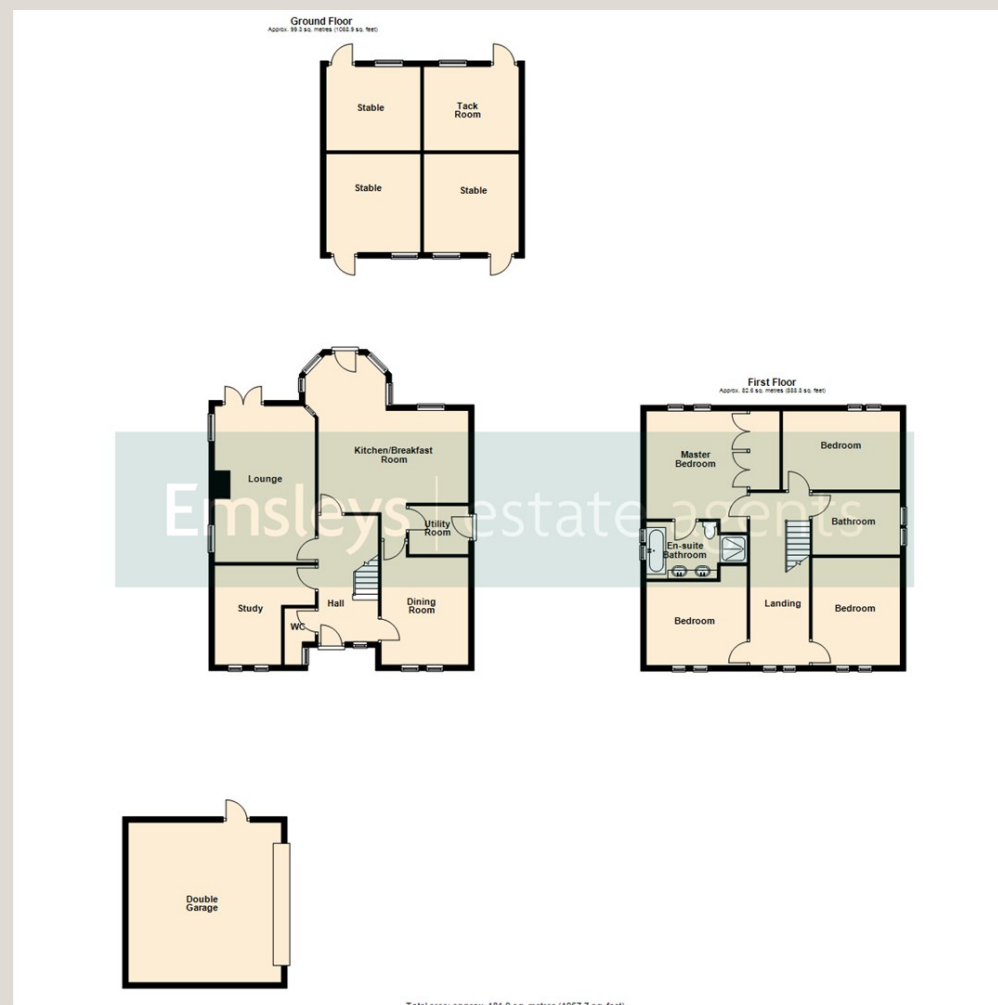
The surprise is at the rear where there is a nice sized, landscaped low maintenance pea gravelled garden with pond, water feature and plants. Then take the gate onto the shared vehicle access across the rear and you then have a further hand gated access to a exceptional plot of land with a detached brick stables having four stables in total with one used as a tack room and solar panels to the stable roof which are owned.

Solar Panels

Solar panels are owned and supply the property with income generated between £3500 to £4000 per annum (according to the vendors previous income stated). Beyond the stables is land perfect for equestrian use with over 2 acres to enjoy.







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