



Cornerways | Sproxtton, York

BoultonCooper





## Cornerways Sproxtton, York

Cornerways is an individual detached family home with attractive gardens, fenced paddock, stables and barn and set within approximately 1.3 acres. Situated in this sought after village location the property offers versatile accommodation which comprises: Reception hallway, sun room, cloakroom with w.c., two reception rooms, fitted kitchen and good sized utility room. To the first floor there is a good size galleried landing, two bedrooms and nursery/study.

The attractive gardens are well established and mature gardens to include a fenced paddock, stables and timber barn with further potential subject to usual planning consent.

**Guide Price £500,000**

### Accommodation Comprises

#### Entrance Door

Leads to enclosed Porch with door leading to:

#### Inner Porch

Opening into Sun Room.

#### Orangery

3.51m x 2.74m (11'6" x 9')

Being stone built with double glazed windows and french doors opening to outside.

#### Reception Hallway

With wall mounted electric heater, door to cloakroom, double glazed window to the side elevation, stairs to first floor landing and under stairs storage cupboard.

#### Cloakroom

With wash hand basin, cupboard below, low flush w.c, extractor fan.

#### Sitting Room

4.06m x 6.02m (13'4" x 19'9")

With wall mounted electric heater, fitted cupboards, drawers and shelving above, double glazed window to the side elevation, double glazed bay window to the front elevation, coving to ceiling,

#### Dining Room

3.78m x 6.27m (12'5" x 20'7")

With feature fireplace, cast iron inset, open dog grate, wooden surround and mantle, tiled hearth, wall mounted electric heater, coving to ceiling, double glazed bay window to the front elevation, double glazed window to the side elevation and double glazed french doors opening onto the rear garden.

#### Kitchen

3.53m x 2.95m (11'7" x 9'8")

Comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, built in double oven, two ring hob, wall and base units incorporating drawer compartments, tiled splash backs, display shelving, built in cupboard. further wall tiling, plumbing for dishwasher, door to secondary kitchen/utility room.

#### Secondary Kitchen/Utility Room

5.00m x 4.72m (16'5" x 15'6")

With single drainer sink unit with mixer tap over, rolled edge work surfaces, wall and base units incorporating drawer compartments, matching splash backs, built in cupboard, plumbing for automatic washing machine, space for drier, space for fridge freezer, partial fibre glass roof, double glazed windows to the rear elevation which overlook the garden and door leading to the rear garden.



## First Floor

### Galleried Landing

Double glazed window to the side elevation, built in airing cupboard housing hot water cylinder and shelving, access to roof space.

### Master Bedroom

3.84m x 2.92m (12'7" x 9'7")

With fitted bedroom furniture comprising a range of fitted wardrobes, drawer compartments, cupboard with shelving, double glazed window to the front elevation.

### Bedroom Two

2.67m x 2.67m (8'9" x 8'9")

With double glazed window to the rear elevation, built in wardrobes with mirrored doors.

### Study/Nursery

2.46m x 1.85m (8'1" x 6'1")

With overstairs storage cupboard, double glazed window to the front elevation and shelving.

## Outside

To the frontage there is a laid lawn, central driveway, established flower/shrubbery borders and various other trees and shrubs. Access to the side garden with raised beds and shed, gate leading to the rear garden with patio area, pegoda, pathway, laid lawn, established flower/shrubbery borders, plum tree, apple tree. Shared access to the rear. There is a gate leading to additional parking area and towards the paddock, . Five barr gate leading into paddock being fenced.

Separate right of access to the paddock, barn and stable.

## Outbuildings

Timber framed barn, outbuilding, stable with light, two windows and concrete flooring, pitched roof, door leading into further outbuilding with double doors to the front with concrete flooring, light and power.

Barn 1

14'6" x 14'3"

Barn 2

14'6" x 10'6"

Store

8'7" x 7'5"

Barn 3

14'2" x 33'5"

## Services

Mains electricity, mains water and drainage.

Electric night storage heating.





**VIEWING**


Strictly by appointment with the Agents.

**COUNCIL TAX BAND**

E

**ENERGY PERFORMANCE RATING**

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>49</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



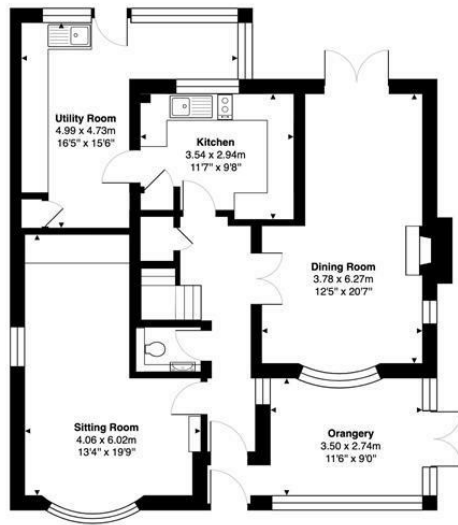
# Cornerways, Sproxton, YO62 5EF



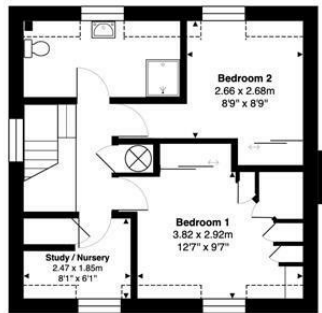
## Gross Internal Areas

Main House: 136.9m<sup>2</sup> ... 1,473ft<sup>2</sup>  
 Barns: 94.6m<sup>2</sup> ... 1,019ft<sup>2</sup>  
 Total: 231.5m<sup>2</sup> ... 2,492ft<sup>2</sup>

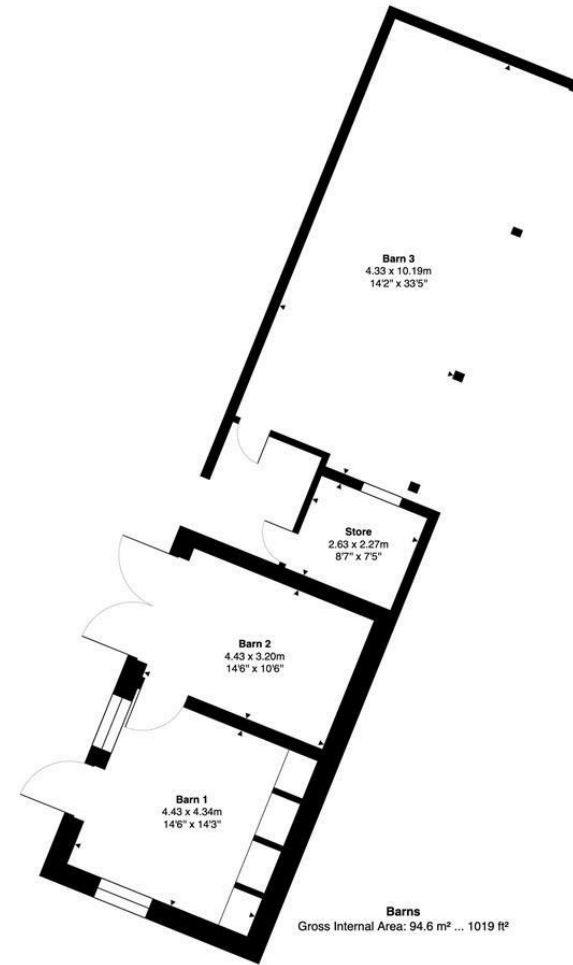
All measurements are approximated for display purposes only and should be independently verified.  
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**Ground Floor**  
 Gross Internal Area: 95.5 m<sup>2</sup> ... 1028 ft<sup>2</sup>



**First Floor**  
 Gross Internal Area: 41.4 m<sup>2</sup> ... 445 ft<sup>2</sup>



**Barns**  
 Gross Internal Area: 94.6 m<sup>2</sup> ... 1019 ft<sup>2</sup>

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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