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CHARTERED SURVEYORS



TAANAH HOUSE • APPLETON ROEBUCK • YORK





TAANAH HOUSE

Bond Lane, Appleton Roebuck,
York YO23 7DD

*Bishopthorpe 3 miles • Copmanthorpe 4 miles •
Tadcaster 5 miles • York 7 miles •
Leeds 22 miles*

**Fine family house with extensive
gardens, in a superb village
convenient for York and Leeds**

Entrance hall • cloakroom wc • 3
reception rooms • kitchen breakfast
room • utility room • study

Principal bedroom suite with
bathroom • 4 further bedrooms •
house bathroom

Carriage drive • double garage •
garden shed • greenhouse • log store
• dog kennel

Wraparound gardens

For Sale Freehold



Tannah House was designed and constructed in 1986 by the current owner, a respected builder, and enjoys a generous plot of a third of an acre in a tranquil spot just off the main village street. The property was designed with energy efficiency in mind and has solar panels and windows of West African mahogany with low emissivity glass. The village itself offers a range of amenities and is well located for rapid access to both York and Leeds as well as to the A64. With its lovely wraparound gardens and built-in storage options, this property is highly suitable for a family and is offered for sale with no onward chain.

- Detached family house on a large plot
- Versatile accommodation of nearly 2500 sq ft arranged over two floors
- Private wraparound gardens
- Double garage and large driveway with parking and turning area
- Designed to be energy efficient and with solar panels
- Superb Conservation village with a range of local amenities
- Between York and Leeds, convenient for A64 and A1(M)

Taanah House is orientated so that all three reception rooms have full-height sliding patio doors that open onto the extensive garden beyond. Double doors from the hall give access to the beautifully proportioned sitting room with a basket grate open fire housed in a brick fireplace. There is also a formal dining room and a snug with a Dunsley gas fire that contributes to the heating of the water. The kitchen/breakfast room is dual aspect and has a fitted country kitchen with a walk-in pantry, a range cooker with gas hob and a window

above the sink; a breakfast area comfortably accommodates a family-sized dining table. Alongside is a large utility/laundry room with a side entrance to the drive. A useful study with a garden window is quietly tucked away at the corner of the house.

The impressive double-height entrance hall gives access to the understairs cupboard, cloaks cupboards and wc and has a turning staircase that rises to a generous first floor landing illuminated by natural light. Four of the five bedrooms have views across the rear garden with an open outlook beyond. The large principal bedroom suite has fitted wardrobes and an en suite shower room. All bedrooms have good ceiling heights. The house bathroom has a four-piece suite that includes both a bath tub and shower.

Outside

A block paved in-and-out carriage driveway sweeps in front of the house to the integral garage, providing a generous parking and turning area for up to six vehicles. The double garage has up-and-over doors, power and light. The extensive gardens surround the house and are predominantly laid to lawn. They include a vegetable plot, greenhouse, log store, dog kennel and timber garden shed. There are some fine horse chestnut trees, a number of them underplanted with spring bulbs, as well as a scattering of fruit trees. This superb family garden is a private space, bounded by high hedging and a lovely old kitchen garden wall adorned by a mature vine from Italy.

Environs

Taanah House sits on Bond Lane, a quiet no-through country lane in Appleton Roebuck. The village has a range of local amenities within

strolling distance including a lovely village pub (The Roebuck Inn), a primary school (Ofsted 'Outstanding'), church, petrol station, tennis club, riding school and bus service. This is a semi-rural area with many fine country walks from the doorstep. Tadcaster Grammar lies within the school catchment and the historic

city of York with its mainline railway station and superb independent schools lies some twenty minutes' drive away. The village lies three miles south of the A64 trunk road offering easy access to York, Leeds, the A1(M) and the national motorway network.



Tenure: Freehold

EPC Rating: D

Services & Systems: Mains water, electricity and drainage. Calor gas. Oil fired central heating. Water meter. Dunsley multi-fuel gas stove contributes to the hot water. 16 solar panels.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

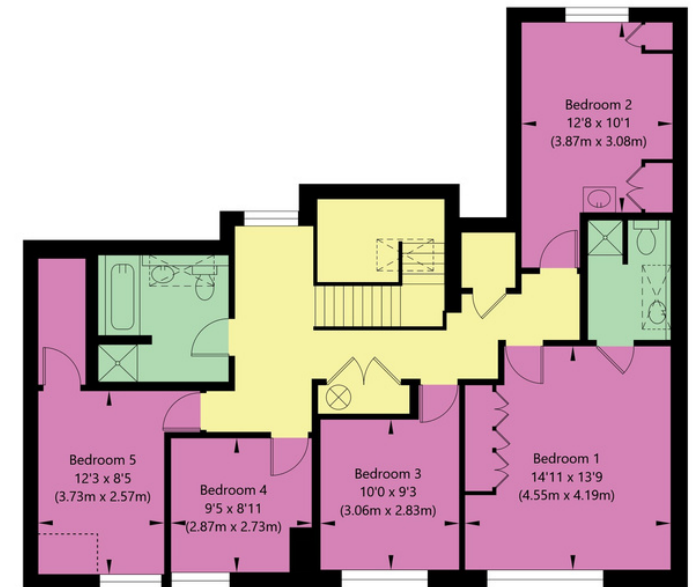
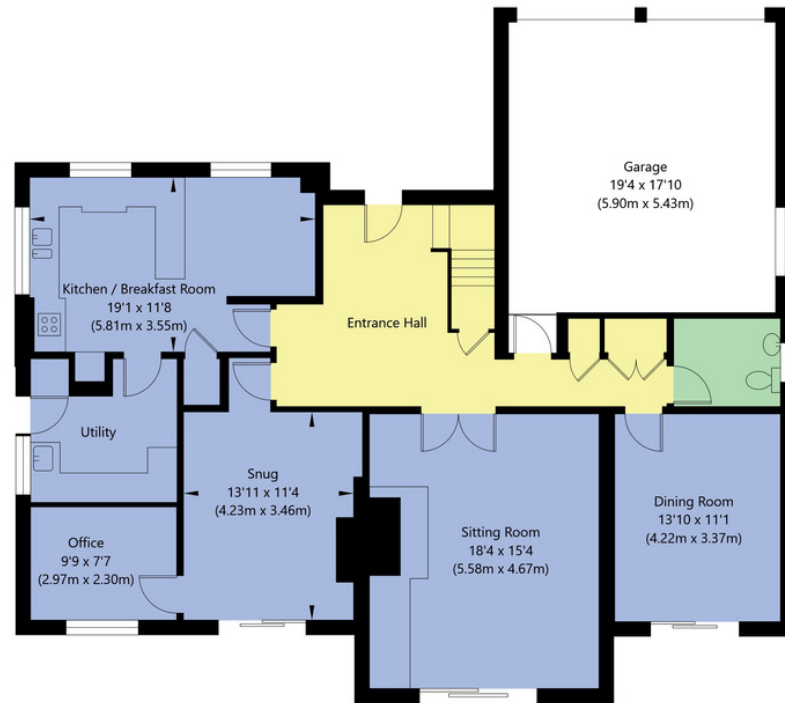
Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council www.northyorks.gov.uk

Directions: From the York-Leeds A64 follow the road signs to Appleton Roebuck for three miles. Upon reaching the village follow Main Street, turning right on Bond Street signposted Holme Green Only. Tannah House is the first house on the left.

Tannah House, Appleton Roebuck, York, YO23 7EF



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1334 SQ FT / 123.97 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2431 SQ FT / 225.87 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		55 D	71 C

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City

Country

Coast