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ESTABLISHED 1992



FIELD HOUSE • ASKHAM BRYAN • YORK



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FIELD HOUSE

2 Main Street, Askham Bryan, York
YO23 3QU

York city centre 5 miles • A1(M) 10 miles
Leeds 20 miles • Harrogate 22 miles
Leeds Bradford airport 26 miles

**Superbly situated modern
detached family house with garden
and field**

Entrance and staircase hall •
cloakroom/wc • 3 reception rooms •
office/playroom • kitchen/breakfast room •
utility room

Principal bedroom suite with bathroom • 3
further bedrooms • house bathroom

Double garage • driveway • landscaped
garden

Field extending to nearly ½ acre

For Sale Freehold

Field House is a modern detached house, built in 1988 and constructed of brick and pantile. As the last property on the north side of Main Street it enjoys a superb rural setting surrounded by open countryside on two sides. The internal layout is versatile and designed for families to include a kitchen with breakfast area and well-designed open plan living space. The house comes with a garage, garden and secure rear garden.

- Detached family house at the edge of the village
- Accommodation of nearly 2000 sq ft
- Panoramic countryside views from the principal rooms
- Adjoining agricultural field with separate access
- Picturesque village with easy access to York
- Hugely appealing Conservation village close to York
- Convenient for Leeds and A1(M) motorway network
- No onward chain

The ground floor living space includes a living room with a fireplace housing an open fire, flanked either side by a dining room and a snug. This versatile space extends some 38 ft and is illuminated by natural light on three sides. From the snug, French doors open onto the garden patio giving open country views. The kitchen/breakfast room comfortably accommodates a family-sized breakfast table and has a modern, fitted kitchen with a Range cooker and a window with garden view. A separate room with a further set of French doors opening onto the garden provides an ideal space for a study or playroom. A staircase from the large entrance hall rises to the central landing with four double bedrooms and a house bathroom. The principal bedroom suite has a pair

of windows facing south and a bathroom with a four-piece suite including a bath-tub and shower.

There is a planning permission for a rear extension.

Outside

The house is set behind a low brick wall lined with flowering cherry trees and an area of lawn. A gravel drive sweeps in front of the house, continuing on the western boundary to the detached double garage at the rear of the property. The brick-built double garage/store with pantile roof has a window, a door to garden, roller doors, power and light.

The private rear garden has been landscaped to make the most of its corner position. There is an elevated patio abutting the house with steps descending to the curved lawned area, dotted with fruit trees and bounded by a hedge. A gravelled patio area enjoys maximum sunshine and is situated alongside a glazed balustrade on the far boundary to enhance the unbroken views across open fields beyond.

A garden gate gives access to the adjacent agricultural field, with separate access from Main Street. The agricultural land extends to 0.48 acres (0.16 hectares) and is currently planted as wildflower meadow.

Environs

Askham Bryan is one of the most desirable villages in the affectionately named 'A64 corridor'. Its rural location belies its easy access east to the historic city of York with its mainline railway station and west to the A1(M) and Leeds. It is a traditional Conservation village with a popular pub The Nag's Head, a village hall, Norman church and village pond dating from

medieval times. The renowned Agricultural College lies at the edge of the village. Neighbouring Askham Richard has a primary

school and the independent private schools in York are easily accessible.



Tenure: Freehold

EPC Rating: F

Council Tax Band: C

Services & Systems: All mains services. Gas central heating.

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

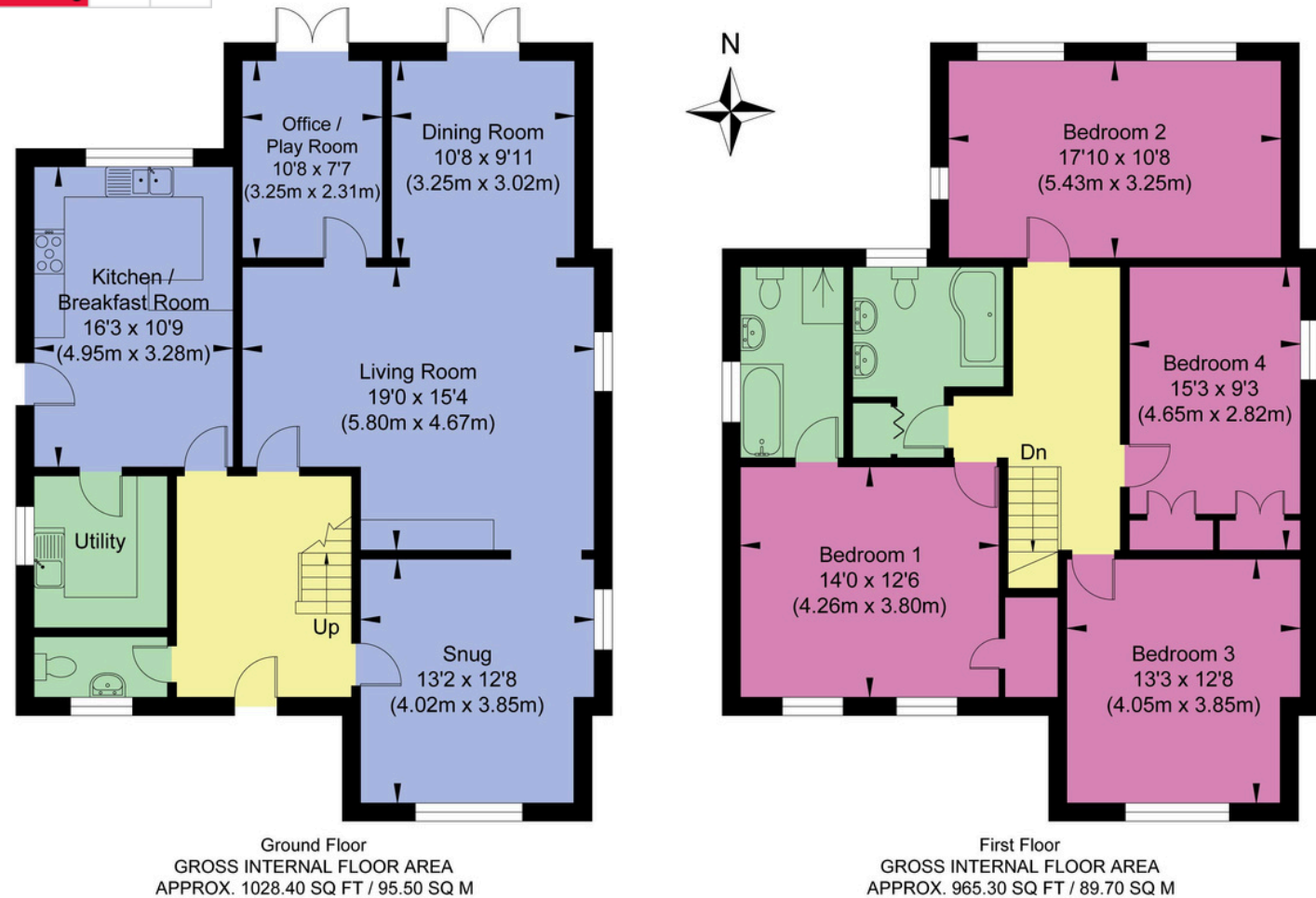
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

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

Directions: Field House lies at the far eastern end of the village, on the north side. From the A1237/York ring road, upon approaching the village, Field House is the first property on the right hand side. What3words [///quick.dishes.raft](https://www.what3words.com/quick.dishes.raft)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	75 C
39-54	E		
21-38	F		
1-20	G		

Field House, Main Street, Askham Bryan, York YO23 3QU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1994 SQ FT / 185.20 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: Summer 2022, particulars Summer 2024



City

Country

Coast