



Common Bottom Farm
York, , YO19 6DN

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Period farmhouse, attached cottage and a range of outbuildings, all set in two acres and surrounded by farmland. Ideal for multi-generational living.

Freehold for Sale

A Little More Detail

At the heart of the house is the wonderful kitchen/dining room with a Karndean 'oak' floor, recessed downlights and a long window seat. It is ideally proportioned and comfortably accommodates a family-sized dining table. There are ample fitted units, integrated appliances and a curved island unit with timber worktop and an electric Aga. Alongside is a hugely practical utility/laundry/boot room with a separate WC and an external door to the drive. The flooring from the kitchen continues into the garden room, which enjoys light from three sides and has French doors opening west onto the garden terrace where there is a BBQ area/outdoor kitchen under a canopy. A study with a wood-burning stove and south facing garden views would serve equally well as a snug. The 20 ft sitting room has a multi-fuel stove and is double aspect with long views across the garden and front paddock. Upstairs are three bedrooms, all double aspect and with fitted wardrobes. The house bathroom includes underfloor heating and a heated towel rail. A part boarded loft is accessed via a drop-down ladder.

An entrance hallway, overlooking the drive to the front and courtyard garden to the rear, connects the farmhouse to the annexe and cottage. The potential annexe was originally developed from existing outbuildings to provide accommodation for extended family and retains independent access. It is currently arranged as two bedrooms, an office and a large four-piece bathroom.

Attached Cottage/Annexe

The charming two-storey cottage is independent to the house with its own front door and courtyard garden but is connected to the farmhouse via the link hallway. It runs on the same biomass system. The accommodation comprises a sitting/dining room with a multi-fuel stove, a fully fitted kitchen and, on the first floor, a double bedroom with exposed roof trusses and a four-piece suite bathroom.

Outside & Outbuildings

From Common Lane, a long tree-lined drive leads past the house to the cottage, garage and outbuildings providing ample space for parking. The larger front paddock has scattered mature trees and is accessed from the drive via a farm gate. The smaller stock-fenced paddock sits on the north east corner adjacent to the stable block. The whole property is enclosed by a mature hedge and surrounded on three sides by arable farmland.

The sunny south facing garden wraps around the house on three sides. It is enclosed by stock fencing and a pyracanthus hedge. There is an expanse of lawn featuring a well (with canopy and safety cover), herbaceous borders, raised beds, a greenhouse, a fruit cage and a variety of fruit trees including plum, pear, apple and apricot. The inner courtyard garden, forged from the original foldyard, is lawned with a pond and water feature.

The double garage, constructed some 20 years ago, has a large workshop behind with power and light. A three-bay open barn and a detached stable block were constructed by John Goodrick Equestrian. The stable block comprises five stables, a feed room, a tack room and a rug store surrounding a secure yard behind a five-bar gate. In addition, there are three traditional stables of brick and pantile attached to the main property, all now used for storage purposes. A further outbuilding houses the biomass boiler and hopper.

Environs

Wheldrake 3 miles, York city centre 10 miles, Pocklington 14.5 miles, Leeds 31 miles

Common Bottom Farm is situated a mile or so outside Thorganby, a linear village that sits on the west bank of the river Derwent. There is direct access from the house to a footpath and bridleway to Escrick Park estate and Escrick Park Rideways. Along winding Thorganby Main Street are some attractive period and modern houses, The Jefferson Arms public house/restaurant, a village hall and an historic church. There is also a playground and playing fields. The neighbouring village of Wheldrake offers further amenities including a Co-op convenience store and post office, public house, primary school and renowned nature reserve. Common Bottom Farm falls within the catchment of Fulford School (Ofsted 'Outstanding' 2023) and lies close to Queen Margaret's School at Escrick as well as the independent schools in York and Pocklington. York's Designer Outlet and York ring road/A64 are some eight miles to the north, connecting to Leeds, the A1(M) and national motorway network.

Specifics

Tenure: Freehold

EPC Rating: House E, Cottage C

Services & Systems: Mains electricity and water. Biomass boiler with electric immersion back-up. Ground mounted UV solar panels. Private drainage.

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.

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

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to

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