

ELM TREE FARMHOUSE

Stockton on the Forest, York



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Georgian family house with planning permission, in a sought-after village on the outskirts of York city centre

*York ring road 2 miles • York city centre 4 miles • Leeds 34 miles
Scarborough 36 miles*

Entrance and staircase hall • cloakroom • 3 reception rooms • kitchen/breakfast room • walk-in pantry • utility room

3 bedrooms • dressing room/bedroom 4 • 2 bathrooms

2 loft rooms

Traditional outbuildings • gardens and grounds

For Sale Freehold

Blenkin
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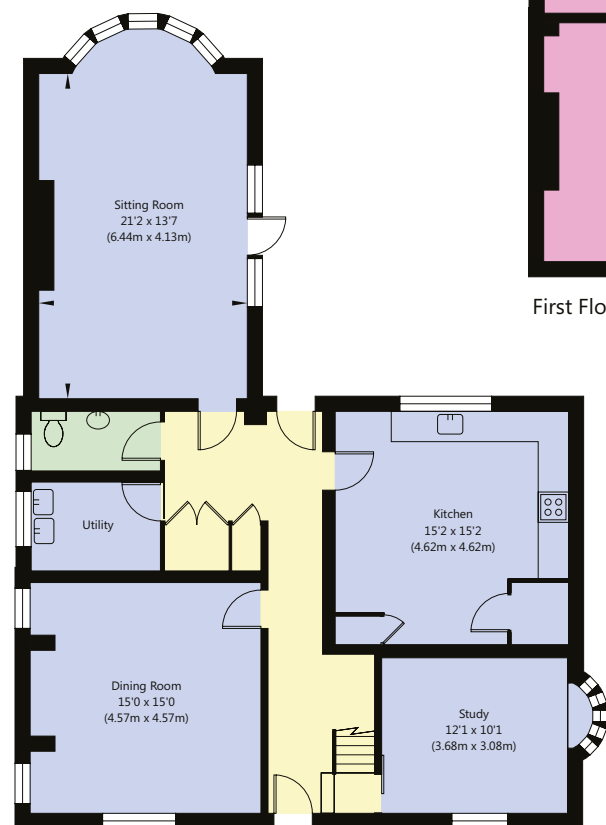
Elm Tree Farmhouse, 78 The Village, Stockton on the Forest, York YO32 9UW

Approximate Gross Internal Floor Area

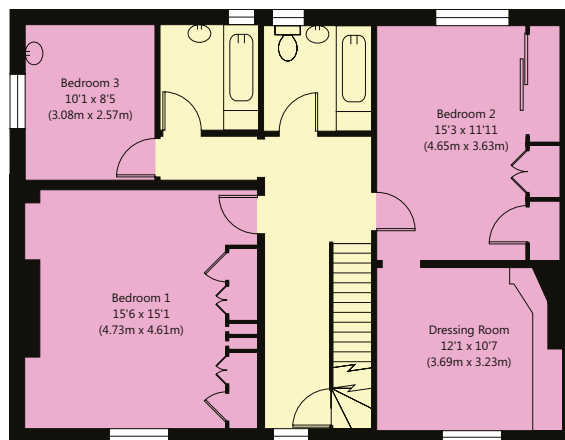
House - 2907 SQ FT / 270.12 SQ M - (Excluding Eaves Storage)

Total - 3932 SQ FT / 365.38 SQ M - (Including Outbuildings)

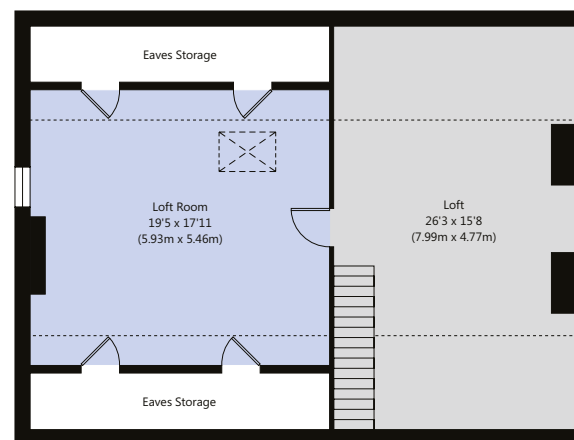
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



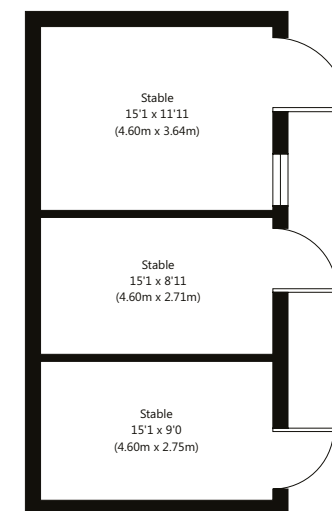
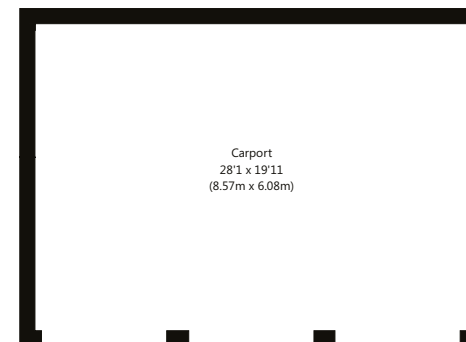
Ground Floor



First Floor



Second Floor



City

Country

Coast

Elm Tree Farmhouse is a substantial, double-fronted house, formerly a farmhouse dating from the mid-to-late 18th century. It is situated in the heart of a popular village on the northern outskirts of York, set well back from the road with a range of outbuildings and gardens on three sides.

The house requires comprehensive renovation and comes with detailed planning consent (made available upon request) that includes a substantial rear extension. The house sits in a large plot that would benefit from landscaping and presents a rare opportunity to create a family house with easy access to York city centre and the ring road.

- Detached Period Farmhouse
- 18th century and Grade II listed
- Planning consent to extend to almost 3250 sq ft and improve
- Perfect canvas for a stunning family home
- Generous gardens, south facing at the rear
- Prime position 4 miles from York city centre
- No Onward Chain



Tenure: Freehold

EPC Rating: Grade II listed and exempt

Council Tax Band: G

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

Additional Notes: Planning Reference 23/00750/FUL

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: City of York Council www.york.gov.uk

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.





Elm Tree Farmhouse is a brick and pantile house with a classical symmetrical façade. It retains some of its original 16-pane sash windows, quarry tiled floors, fireplaces and exposed beams. In the front room is an elliptical-arched fireplace with a cast-iron basket grate.

The architects' plans present a stunning family house featuring part open plan living, six bedrooms and five bathrooms. The plans have been approved by the local planning authority, ref 23/00750/FUL.



Current accommodation includes a fitted kitchen with a Worcester gas-fired central heating boiler, walk-in pantry cupboard and south facing aspect. The sitting room has an open fireplace with cast iron basket grate and is double aspect with a south facing bay as well as an external patio door opening west onto the garden.

The first floor landing gives access to all bedrooms and bathrooms, and the principal bedrooms has retained a fireplace. The airing cupboard in bedroom 2 houses the hot water cylinder and electric immersion heater. Bedroom 3/ dressing room has a pedestal basin.

The second floor is divided into two sizeable loft rooms with pitched ceilings and good ceiling heights. There is a window on the east elevation, a Velux roof light, eaves storage and a fireplace. The old farm winch still in situ.

Outside

The property is accessed off 'The Village' through a gated entrance and the house is set back behind a mature hedge and lawned garden. The gravelled driveway opens out at the rear of the property and provides significant off street parking. At the rear is a substantial flagged terrace. The rear garden is predominantly lawned with some herbaceous borders, rockeries and an ornamental fishpond.

There is a range of traditional brick and pantile outbuildings adjoining the side and rear boundary, all of which offer potential for conversion subject to planning permission.





Environs

Stockton on the Forest has a range of amenities including a village store, primary school, pre-school nursery, playground, village hall, church, The recently refurbished Fox Inn pub, garage, golf club and garden centre. The village is convenient for York Leisure Centre, York Community Stadium and the retail outlets on the outer ring road and is served by the Yorkshire Coastliner bus service.

Huntington School (rated 'Outstanding') lies within catchment and the independent schools in York are easily accessible. The historic city centre is an easy ten-minute drive with the railway station situated some five miles from the house and offering regular services to Manchester and Edinburgh and London Kings Cross. The nearby A64/outer ring connects west to Leeds, the A1M and wider motorway network.

Directions

Elm Tree Farmhouse lies on the south side of 'The Village' street, on the right hand side approaching from York, 0.2 miles beyond the village store.

What3words: ///these.model.proud

Viewing

Strictly by appointment.



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