

WESTHOLME

The Green, Upper Poppleton, York YO26 6DR



WESTHOLME

Superb Georgian house in the heart of this family-friendly village on the outskirts of York

York 4 miles • A1(M) 11 miles
Leeds 24 miles • Harrogate 16 miles

Vestibule • staircase hall • 3 reception rooms • study • kitchen/breakfast room • utility room • cloakroom

Principal bedroom • 3 bathrooms (1 en suite) • 3 further bedrooms • loft room

Double garage • single garage • driveway

Rear garden

For Sale Freehold

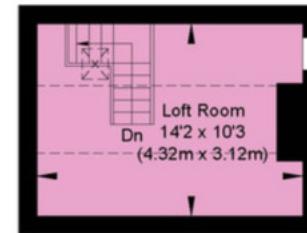
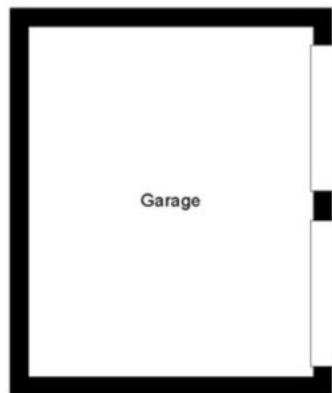
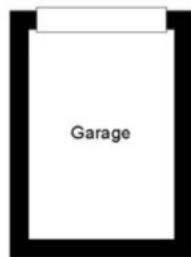
**Blenkin
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ESTABLISHED 1992

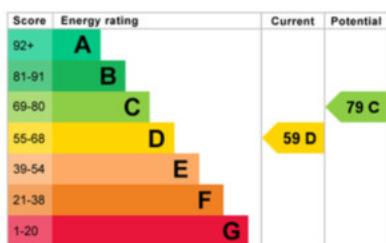
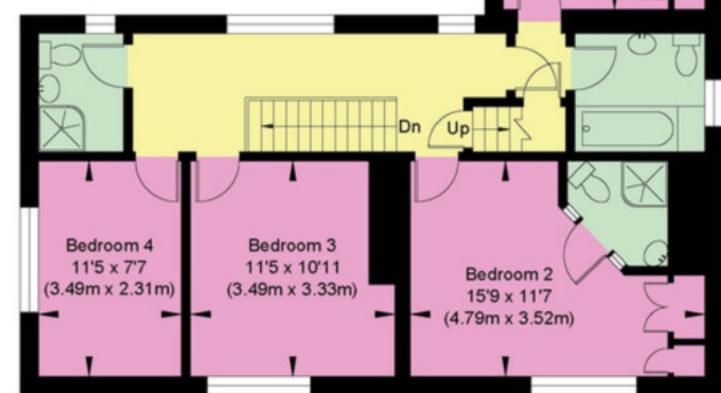
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Westholme, The Green, Upper Poppleton, York, YO26 6DR



First Floor
GROSS INTERNAL FLOOR AREA
(EXCLUDE EAVES STORAGE)
APPROX. 145 SQ FT / 13.48 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1144 SQ FT / 106.30 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
(EXCLUDE EAVES STORAGE)
APPROX. 835 SQ FT / 77.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2124 SQ FT / 197.36 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

This distinguished detached, double-fronted period home occupies a prime position on Upper Poppleton's most sought-after thoroughfare, adjacent to the village green with its iconic maypole. Attractively presented throughout, the house combines stylish interiors with original features enhanced by wide oak floorboards, traditional stone flags and wood-burning stoves. An elegant garden room at the rear creates a seamless link to the sunny terrace and south-facing garden.

- Detached period house in the heart of the village
- 18th century and not listed
- Double garage, single garage/store, off-street parking
- Internal accommodation of 2124 sq ft arranged over 2 floors
- 3 reception rooms, 4 bedrooms, 3 bathrooms
- South facing family garden
- Amenities lie within strolling distance
- Poppleton Railway Station provides a service to York and Harrogate

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Services & Systems: All mains services.

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 Conservation Area

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.





At the heart of Westholme, a spacious central hall with stone-flagged flooring provides access to all the main ground floor rooms. Both the sitting room and dining room feature charming wood-burning stoves, creating warm and inviting spaces.

The superb kitchen/breakfast room, with its clay tiled floor and a south-facing window overlooking the garden, has ample space for a breakfast table and is fitted with classic Shaker-style units and granite worktops. A practical utility/laundry room with adjoining cloakroom/wc is conveniently located on the east side of the house. The generous garden room, also finished with stone flags, is bathed in natural light thanks to

its glazed southern elevation. French doors open directly onto a stone terrace, making it an ideal space for entertaining or enjoying the garden views.

On the first floor the landing gives access to all four bedrooms. The principal bedroom is double aspect and rises into the roof space with exposed beams and a window enjoying southerly garden views.



Outside

A gravel drive leads along the western elevation of the house to the rear with a parking and turning area, and two garages, a single and a double.

Secluded and well screened, the south facing garden has been beautifully planted and landscaped. The sweeping contours of the lawn are abundantly lined on both sides with flower beds, shrubs and small trees. A paved path from the sunny stone terrace meanders down to the far end of the garden to the garage block and parking area.

Environs

Upper and Nether Poppleton have coalesced to form a single village, located just to the west of York. This renowned residential area is known for its many family-friendly amenities. On the other side of the village green from Westholme is a Nisa Local convenience store; in addition, there is a highly regarded primary school, a sports centre with a thriving tennis club, bowls club and football club, a doctors' surgery, a dental practice, library, a choice of pubs and a range of shops. A railway station on the York to Harrogate line can be reached on foot in under ten minutes and the independent schools in York are easily accessible by car.



Directions

Westholme can easily be located on The Green, diagonally opposite The Lord Collingwood pub.

What3words: ///assure.vows.scores

Viewing

Strictly by appointment.



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