

# HUNTERS®

## EXCLUSIVE

1 High Street, Holme-On-Spalding-Moor, York, YO43 4EW

Asking Price £495,000

Property Images



# HUNTERS<sup>®</sup>

## EXCLUSIVE

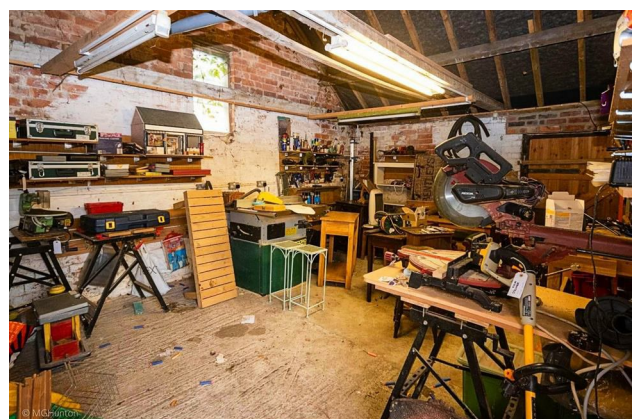
### Property Images



# HUNTERS<sup>®</sup>

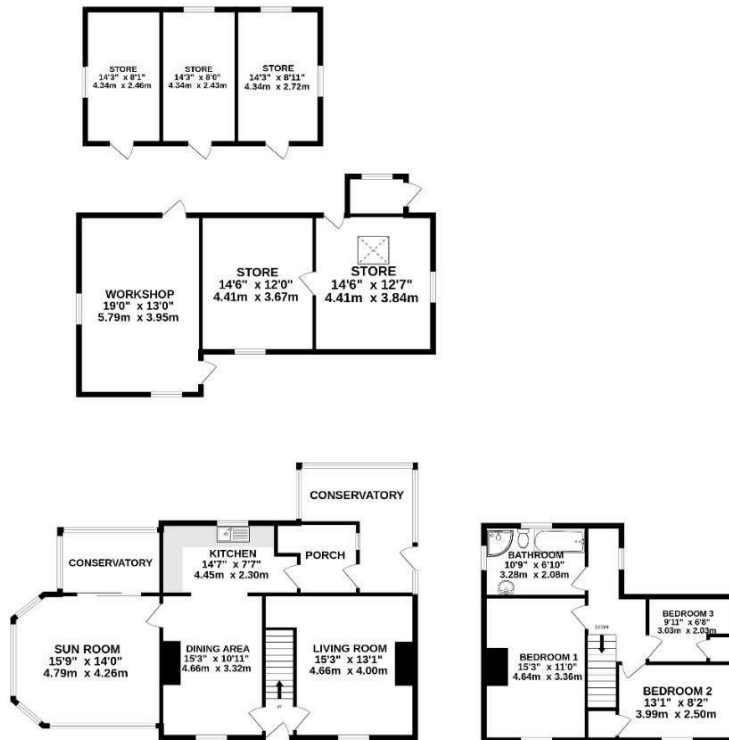
## EXCLUSIVE

### Property Images



# HUNTERS®

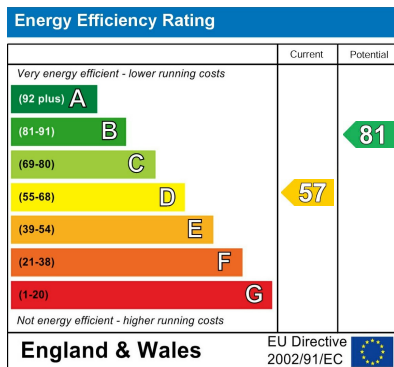
## EXCLUSIVE



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan 5/2024

### EPC



### Map



### Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 3 Tenure: Freehold

## Summary

Located on the popular high street in this charming East Yorkshire village is a well appointed 3-bedroom detached farmhouse. Surrounded by expansive greenery and open views to the rear, the property offers a tranquil and idyllic setting and is a perfect blend of rustic elegance and modern comfort.

The farmhouse boasts a classic architectural style, featuring a combination of stone and wood elements that add character. The exterior is adorned with flower beds, a well-maintained lawn and fencing to the boundaries. Upon entering the property, you are greeted by an entrance vestibule leading to a warm and inviting living room with exposed wooden beams, a stone fireplace, and windows to the front & side that provide abundant natural light. The stone floors and earthy colour palette contribute to the farmhouse's cozy ambiance. The open-concept design seamlessly connect the dining area to the kitchen on the opposite side of the hall, creating a spacious and communal atmosphere. The farmhouse kitchen is a focal point, featuring a farmhouse sink, custom cabinetry, and fitted appliances that blend seamlessly with the rustic aesthetic. From the kitchen is a generous sun room with access into the first conservatory currently being utilised as an office space. To the side aspect is a second conservatory, leading into the rear porch and in turn to the kitchen providing an alternative entrance to the property.

The three bedrooms are located on the upper floor, each uniquely designed with ample space. The house bathroom completes the first floor, fitted with a modern white three piece suite and a standalone shower cubicle.

Adjacent to the farmhouse, you'll find a series of well-maintained outbuildings. These add functionality to the property, providing space for hobbies, storage, or even the potential for conversion into additional living quarters. The farmhouse is complemented by extensive outdoor spaces, including a patio for outdoor dining and entertaining. A small orchard

## Features

- CHARACTERFUL THREE BEDROOM DETACHED FARMHOUSE • CHARMING VILLAGE LOCATON IN THE EAST RIDING OF YORKSHIRE • MULTIPLE VERSATILE OUTBUILDINGS • SET ON A SUPERB PLOT WITH SURROUNDING FIELDS • POTENTIAL FOR DEVELOPMENT (STPP)