



Feoffee Lane, Pocklington, York Asking Price £650,000

**** WITH LAND & BUILDINGS ****

A spacious detached bungalow set within surrounding gardens and land of approximately 12.7 acres, and offering huge potential for further expansion and improvement.



Accommodation

A rare opportunity to acquire this spacious Dormer bungalow offering enormous potential for further expansion and improvement and set within surrounding gardens and land stretching to approximately 12.7 acres in total.

Internally the property is entered via a uPVC framed double glazed front door into a spacious reception hall with staircase leading to the first-floor accommodation. The hallway includes twin double radiator and an ornamental dado rail.

Located off the hall is a breakfast room with radiator and dado rail. The breakfast room in turn leads through into the lean too conservatory which is of timber construction with surrounding casement windows and secondary entrance door.

The principal reception room is a spacious lounge located at the front of the house having a bay window to the front elevation with uPVC framed double glazed casements. The lounge also includes a fitted electric fire with tiled surround, a television aerial point, dado rail and radiator.

There is a downstairs double bedroom again located at the front of the property and a matching bay window to the front elevation and radiator.

Bedroom 2 includes a double radiator and is located centrally within the ground floor accommodation.

The property enjoys a spacious ground floor bathroom having a low flush w/c, wash hand basin and inset corner bath with half height tiled splashbacks. In addition, there is a separate shower room which again enjoys a low flush w/c, wash hand basin and walk in corner shower cubicle with full height tiled surround. Both the bathroom and shower room include radiators and the shower room has a triple fronted built-in linen cupboard.

The property's kitchen is located at the rear of the house having a range of built-in pine base units to three sides with laminated worktops and inset stainless steel sink unit. There is any additional range of matching high-level storage with ceramic tiled splashbacks. The kitchen includes a built-in electric oven and grill with separate four-point hob unit and extractor fan. There is plumbing for an automatic washing machine and space for both a breakfast table and free-standing fridge freezer unit. Double radiator.

Beyond the kitchen is the utility room which houses the Worcester Central Heating boiler.

Finally, to the ground floor is a separate utility room / conservatory which is of brick and uPVC construction with surrounding casement windows and rear entrance door.

To the first floor are two excellent double bedrooms both of which have a range of built-in wardrobes, radiators, and a double-glazed Velux roof light. This floor also includes a separate toilet with wood panel surround.

To The Outside

The property is accessed directly off Feoffee Lane through a gated entrance onto a front and side hard standing which provides off street parking for numerous motor vehicles. The driveway in turn gives access to a detached double garage which has twin up and over garage doors.

The property is set within approximately 4 acres of mature gardens which surround the property to all sides. The majority of the garden is lawned with a central pond and numerous trees and shrubs. The garden is enclosed by fenced and hedged lined boundaries.

There is a second vehicular access off Feoffee Lane which services a detached barn set approximately 50 metres from the subject property and is equipped with light and power.

It is the opinion of the writer that there may be some redevelopment potential within the barn.

Crucially the property is being sold with a rear paddock which stretches to approximately 10 acres in size. The land is currently left to pasture and is certain to be of interest to those with a keen equestrian interest.

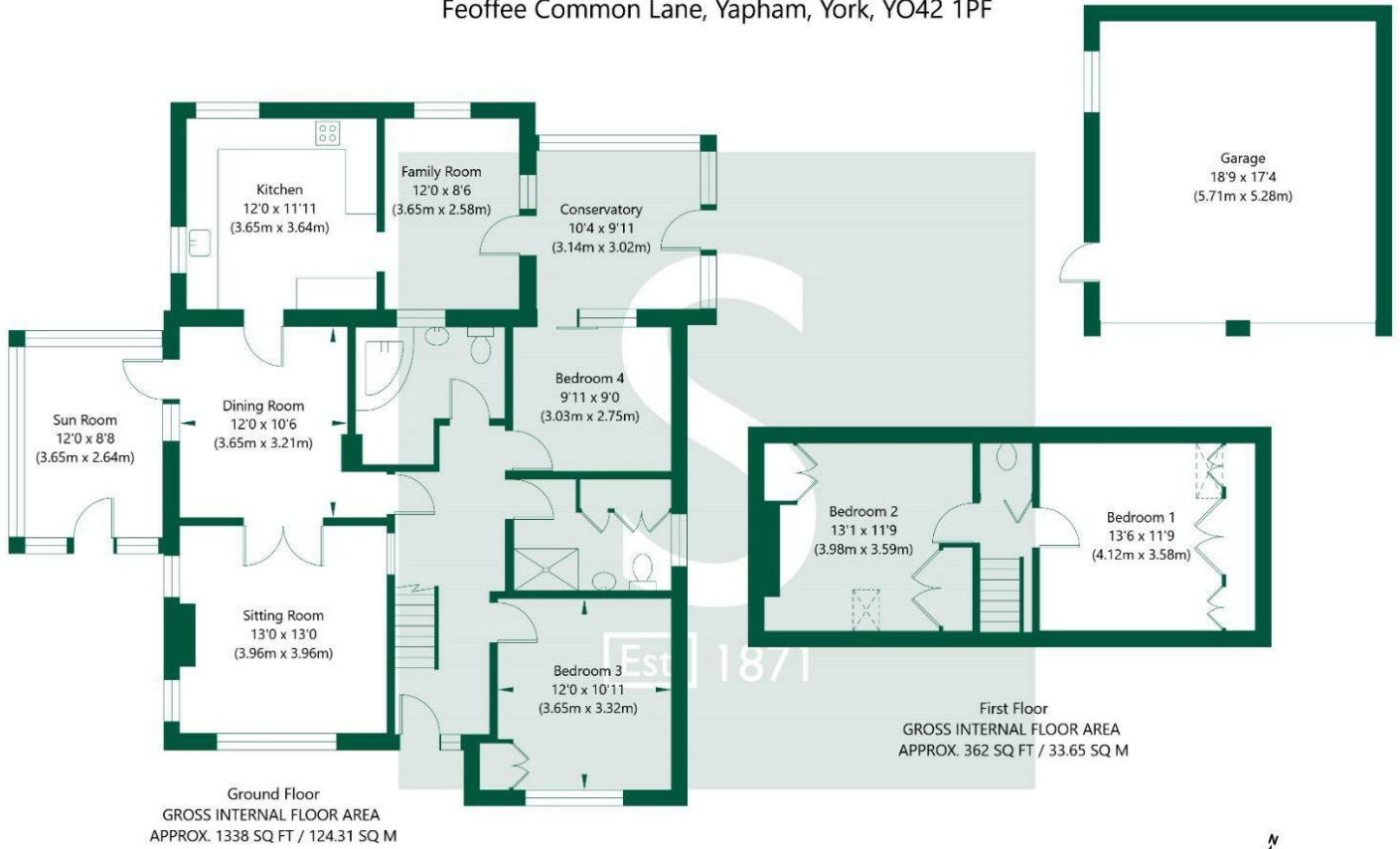
The property's position is in a much sought after location offering quick and easy access to the market town of Pocklington as well as York and Leeds. An inspection of the site is strongly recommended.

Overage Provision

The redundant barn situated on the edge of the site will be subject to a 21 year overage provision entitling the current owners to 50% of any uplift of any value, should planning be granted to turn the building into a separate residential or commercial property.



Feoffe Common Lane, Yapham, York, YO42 1PF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1700 SQ FT / 157.96 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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