



Main Street, Wheldrake, York £575,000

Formerly two workers' cottages, this unique home provides spacious living accommodation and a beautifully landscaped garden with a number of convenient outbuildings. Situated in a desirable village location, the property is wonderfully positioned and presents a picture-perfect home.



Entered via a traditional front door into the snug, which provides a cosy reception room with feature fireplace, stairs leading to the first floor and solid wood doors into the further ground floor living areas. Through the snug, a second, larger sitting room with dual aspect offers a warm, bright room to relax with the family. Having fitted storage, coving and an inviting feature log burner, the room is filled with country charm.



To the rear elevation of the property is the thoughtfully extended kitchen and dining room. The kitchen itself comprises a range of wooden wall and base fitted units with black worktops and white tiled splashback. Integrated appliances include a double oven, gas stove with extractor hood over, fridge/freezer, dishwasher and stainless steel sink overlooking the rear garden. There is ample space for a dining table and Georgian-style windows along the kitchen/dining area flood the space with natural light.



To the very rear of the dining area, patio doors open up to the stunning rear aspect and a useful downstairs cloakroom comprises a low flush WC and pedestal hand wash basin.

The first floor boasts three double bedrooms, including a master suite, as well as a well-sized family bathroom. The master bedroom is found to the front of the property, overlooking the pretty Main Street to the front, and offers a spacious double bedroom with fitted wardrobes, a study which could also be used as a dressing room or walk-in-wardrobe, and an en-suite. The en-suite itself comprises a corner shower, low flush WC, fitted vanity unit to the window with sink, bidet, heated towel rail, and crucially benefits from having under-floor heating for an added spot of luxury.

The further two bedrooms both provide spacious double rooms, one of which features fitted wardrobes and storage.

A family bathroom completes the internal space and comprises a panel bath, corner shower, low flush WC, bidet, fitted vanity unit with hand wash basin and heated towel rail.



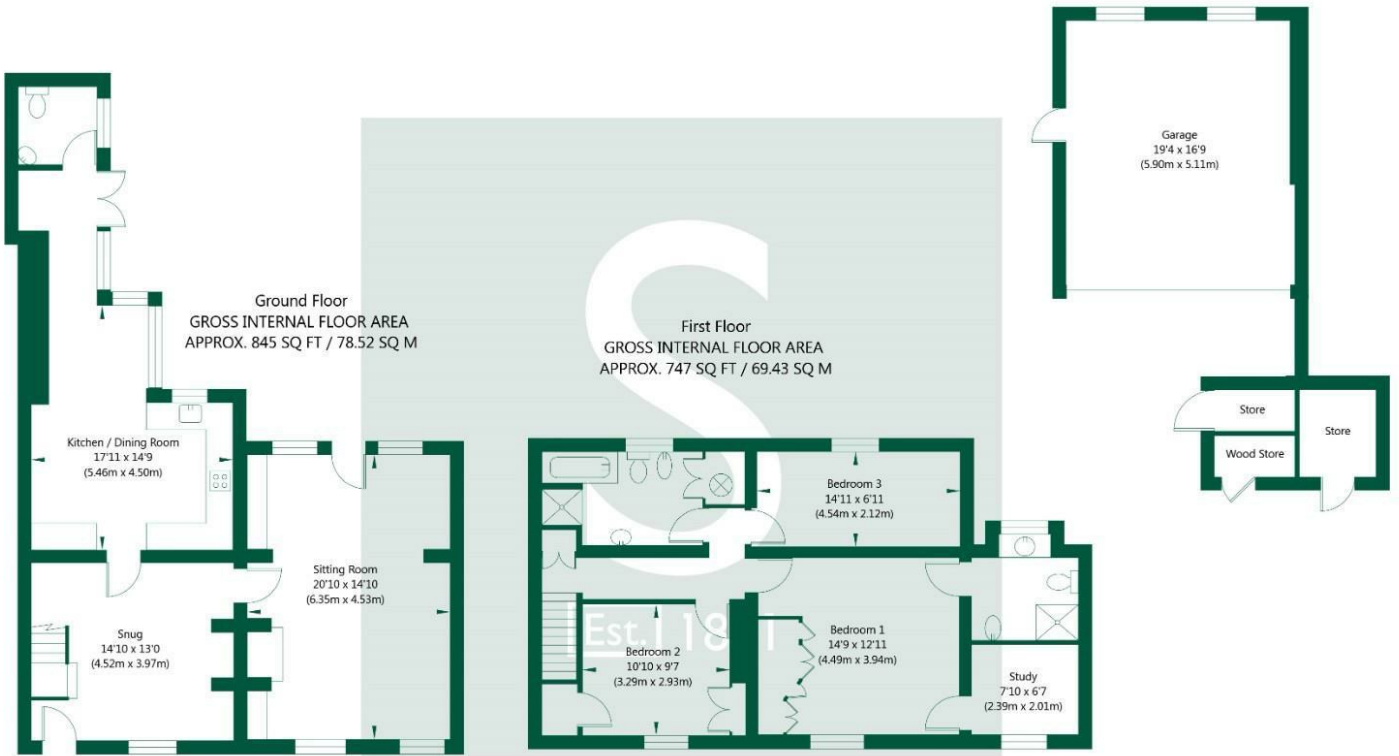
Externally, the property boasts a gated driveway to the side under a charming archway, which leads to ample gravelled off-street parking at the rear of the property. Immediately behind the home is a stone-flagged patio area, perfect for outdoor seating where al-fresco dinners or a morning coffee can be enjoyed in the sun. Further to the patio and gravel area, a lawned area of the garden boasts well-stocked surrounding beds, with blossoming flowers and a variety of mature plants and shrubs. A detached double garage offers secure parking spaces or could be used as a workshop, complete with light and power. Additional outbuildings include a wood store and useful tool shed.

Situated on the Main Street of the ever-popular quaint village of Wheldrake, benefiting from a quiet rural setting whilst only being a twenty minute drive into the centre of York. With great transport links and access to surrounding villages, the property is perfectly positioned for families and professionals. Many local amenities can be found nearby, including a café, convenience store and well-frequented village pub. Wheldrake Woods and Wheldrake Ings Nature Reserve are close by for those who enjoy the outdoors. Wheldrake is also in the catchment area of the well regarded Fulford Secondary School and has a local village Primary School.

This stunning, picture-perfect property offers a beautifully presented spacious home in a fantastic location and is sure to be of interest to a range of buyers, therefore early viewing is recommended.



Main Street, Wheldrake, York, YO19 6AE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1592 SQ FT / 147.95 SQ M - (Excluding Garage & Stores)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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