



## The Village, Stockton On The Forest Offers Over £900,000

\*\*\*\* PLANNING CONSENT TO EXTEND & IMPROVE \*\*\*\*

A once in a generation opportunity to acquire this substantial period farmhouse which offers 3 storey living accommodation with planning consent to significantly extend and improve.





### Accommodation

An idyllic grade II listed period farmhouse which hasn't been on the open market for over 52 years, set in the heart of one of York's most sought-after village locations with a detailed planning consent for a substantial rear extension with opportunities for further expansion and improvement.

The fully permitted architects plans will allow a stunning 5/6 bed, 5 bath, 3,000 sq.ft home, featuring contemporary open plan living accommodation, ideal for both young and mature families alike.

Internally, the property is entered from the front into a spacious reception hall with staircase leading to the first floor. There is a double radiator, inner hall with Quarry tiled flooring and a triple fronted floor to ceiling cupboard.

Located at the front of the house is a spacious lounge Inglenook fireplace and cast iron basket grate. The lounge has twin double radiators and exposed beamed ceiling and feature sash casements windows.

There is a spacious breakfast kitchen having a range of built-in units to 3 sides with laminated worktops and inset double bowled stainless steel sink unit. Matching range of high level storage cupboards with tiled splashbacks. The kitchen houses the Worcester gas fired central heating boiler and has a gas point for cooking, walk-in pantry cupboard and double radiator.

A rear entrance hall leads out onto the garden beyond and located off the inner hall is a utility room with double ceramic sink unit and plumbing for a washing machine.

There is a downstairs cloakroom with low flush w/c and wash hand basin and both the utility room, and the cloakroom has Quarry tiled flooring.

Currently located at the rear of property is a garden room with a bay window to the rear elevation and patio doors to the side elevation. There is a feature open fireplace with cast iron basket grate and double radiator.

There is a dining room/study located at the front of the house with twin radiators and serving hatch.

The first floor landing has a radiator in addition to a staircase that gives access to the second floor of the accommodation.

To the first floor are 3 spacious double bedrooms, main bedroom of which is located at the front of the house having a feature period fireplace and bank of wardrobes.

Bedroom 2 has a double fronted built-in wardrobe in addition to an airing cupboard which houses the hot cylinder and electric immersion heater. There is a walk-in dressing room with further high and low level cupboards and both the bedroom and the dressing room have radiators.

Bedroom 3 is positioned at the rear of the house with a double radiator and pedestal wash hand basin.

There are two separate bathrooms on the first floor first of which has a 3 piece avocado suite with tiled splashbacks and mounted towel rail. The second bathroom has a 2 piece suite including a wash hand basin and inset bath.

Finally, on the second floor is a loft room which provides very useful storage accommodation with a door which leads through into a second floor bedroom with exposed beamed ceiling, recessed eave storage and double glazed Velux roof light.

### To The Outside

The property is accessed directly off The Village through a gated entrance onto a gravelled front driveway which opens out at the rear of the property and provides significant off street parking.

The property's front garden is laid to lawn being well maintained in addition to a substantial flagged patio which adjoins the rear elevation.

The rear garden is circular in nature being laid to lawn with herbaceous borders, rockeries and an ornamental fishpond.

Included within the sale are a range of brick and tile outbuildings adjoining the side and rear boundary which could easily be converted into a home office or studio.

The property is being offered for sale with both vacant possession and no onward chain and an early inspection is strongly recommended.

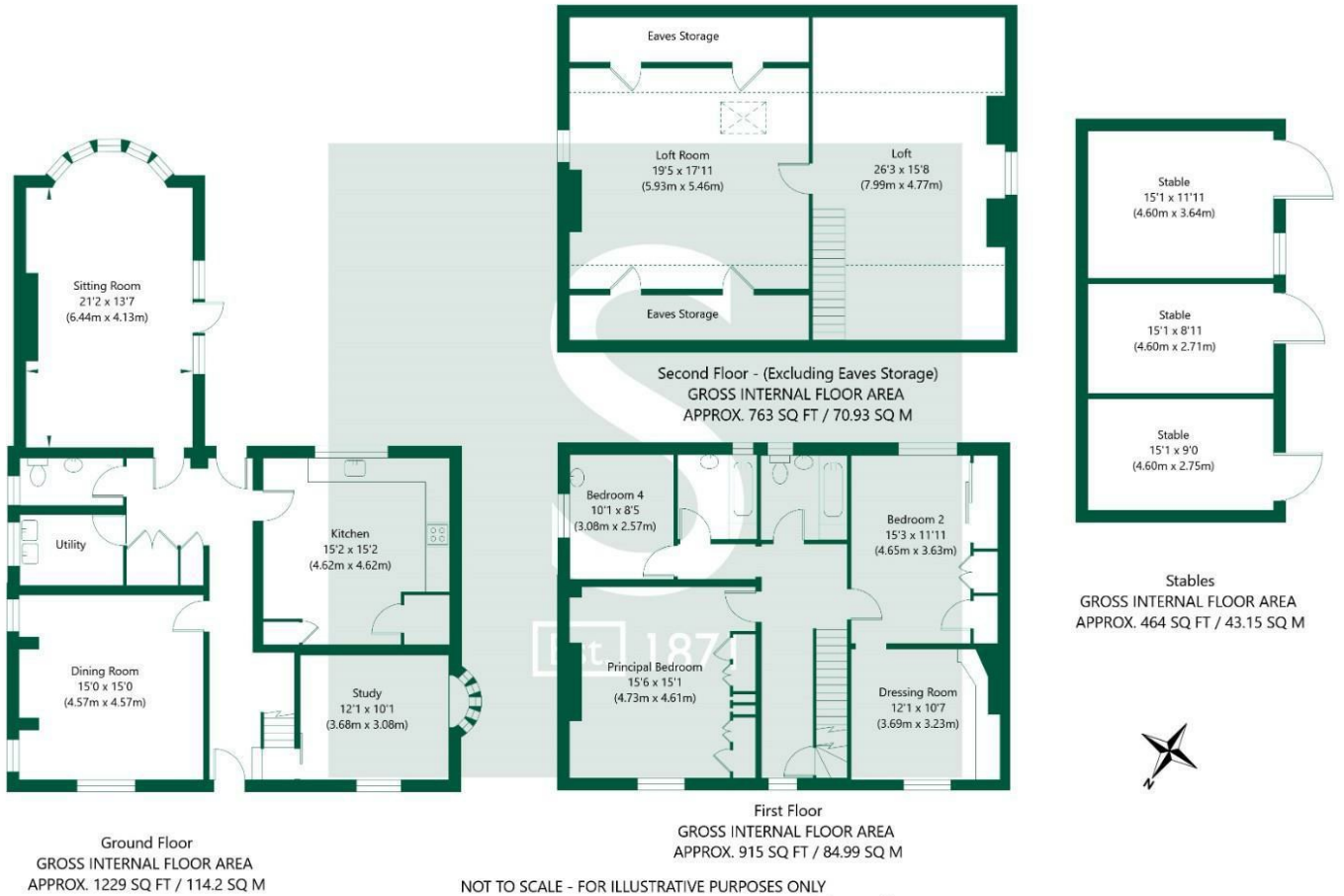
### Agents Note

By decision Number 23/00750/FUL, planning consent has been granted for a significant rear extension creating an open plan family room and lounge.

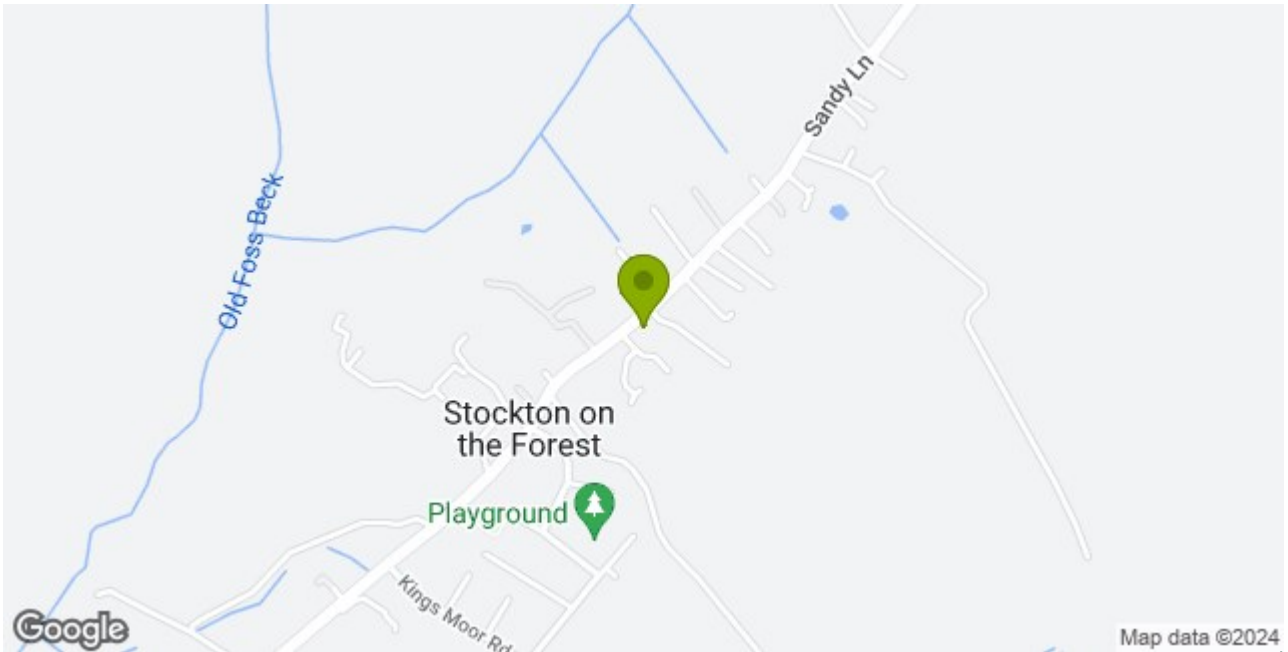
A full set of plans are available from the selling agent.



The Village, Stockton on the Forest, York, Yo32 9UW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2907 SQ FT / 270.12 SQ M - (Excluding Stables & Eaves Storage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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