



## Feoffee Lane, Pocklington, York Asking Price £750,000

\*\*\*\* MIXED RESIDENTIAL & COMMERCIAL OPPORTUNITY \*\*\*\*

A significantly upgraded period farmhouse sat within surrounding land and gardens with 6 glamping pods and a licence for 10 holiday caravans.

The site currently combines a superb 3 bedroom property with a thriving business, and offers huge potential for further expansion and improvement.



### Accommodation

An exciting opportunity to acquire this period farmhouse set within surrounding landing gardens offering a mixed residential and commercial opportunity set in a semi-rural location within short distances of both the city centre of York and the market town of Pocklington.

The farmhouse is entered at the front through a double glazed front entrance door into a reception hall with staircase leading to the first floor accommodation. There is a built-in under stairs cloak cupboard and radiator.

The principal reception room is a spacious lounge located at the front of the farmhouse having a wood burning cast iron stove set on a stone hearth. The lounge includes twin radiators and a television aerial point.

The lounge leads through into a separate study which in turn accesses an outside toilet and shower block which has three separate w/cs in addition to a walk-in shower cubicle and sink unit with a vanity surround. The utility room also includes plumbing for a washing machine and space for a tumble dryer as well as a uPVC framed double glazed rear entrance door.



The property's kitchen is located at the rear having a range of built-in base units to three sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in Beko electric oven and grill with separate four point ceramic hob unit. The kitchen provides ample space for a free standing fridge freezer unit and features tiled flooring, a single radiator and a side entrance door.

The kitchen leads through into a breakfast room with radiator and secondary entrance door and opens out into a snug/family room which has a feature wood burning stove set on a glass hearth.

The property's master bedroom enjoys a superb open front aspect looking out across farmers fields. The bedroom includes a triple fronted floor to ceiling wardrobe as well as a television aerial point and radiator. There is an ensuite shower room having a low flush w/c, wash hand basin and walk-in shower cubicle with full height waterproof panel surround. The ensuite also includes a heated towel rail and extractor fan.

The guest bedroom also includes an I shaped wardrobe and bedroom 3 is located at the rear. Both bedrooms 2 and 3 have double glazed casement windows and radiators.



The internal accommodation is completed by a contemporary house bathroom with a low flush w/c, pedestal wash hand basin and inset panelled bath. There is a separate walk-in shower cubicle with full height tiled splashbacks. There is a heated towel rail and tiled flooring.

### To The Outside

The property stands within approximately 1.5 acres of land and gardens which have been immaculately maintained and manicured over many years creating a superb family and holiday environment.

The property is accessed through a gated entrance onto a central driveway which has an initial passing and turning bay before opening out onto a substantial rear hardstanding providing parking for numerous motor vehicles.

The first part of the site is represented by a grass paddock with 2 separate hookup pods allowing for up to 8 caravans. There is a raised and decked patio with surrounding tree lined boundaries.

Within the rear paddock are six Scandinavian style pods each with their own electricity supply and television aerials. Each pod has a decked patio with bench and all 6 pods are included within the sale. (A copy of the income and expenditure accounts are available by request).

Beyond the pods there is a gated access onto a third paddock which is currently used for caravan storage creating an additional income. To complete the pods, and to the rear of the farmhouse, is a purpose built His and Her's shower block and toilets which have recently been upgraded to a high specification finish.

The farmhouse itself is complimented by a range of our buildings that include a large poly tunnel store and workshop in addition to a rear garage with up and over garage door which also hosts the pressurised hot water cylinder and header tanks. The garage is equipped with electric light and power.

There is private rear parking to the farmhouse with one of the features of the property is the front garden which is extensively laid to lawn with a side patio and surrounding fenced and hedged boundaries which are both dog and child proof.

The property enjoys a superb open front aspect.

There is no doubt that the property is an ideal lifestyle opportunity with enormous potential for further expansion of the business element.

### Agents Note

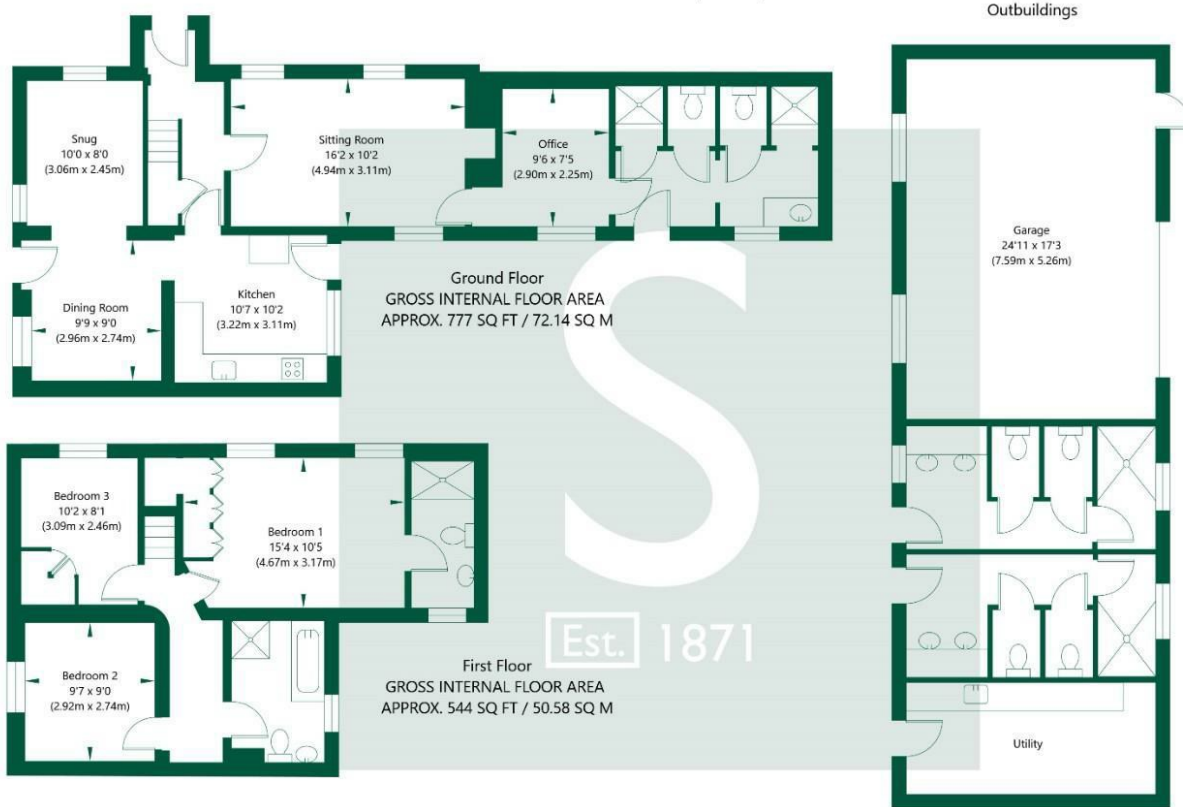
The site currently has planning and a license in place for up to 10 holiday caravans in addition to up to 7 glamping pods. There are 6 pods currently in situ with a strong booking sheet all the way through the summer for both the clamping pods and caravan park.

A copy of the brief profit and loss accounts of 2023 can be made available on request through the selling agent.

The glamping pods are currently let at £65 per night and caravans can be booked from £23 per night or £28 with electricity included.



Foeffee Common Lane, York, YO42 1PF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1321 SQ FT / 122.72 SQ M - (Excluding Outbuildings)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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