



## Northgate Lane, Warthill, York Offers Over £1,500,000

\*\*\*\* RENOWNED CARAVAN SITE WITH SUBSTANTIAL DETACHED HOUSE \*\*\*\*

A unique opportunity in the marketplace to acquire this substantial detached house set within 11 acres of mature gardens and woodland with a substantial range of outbuildings, 5 caravan pitches and a site that offers enormous scope for further expansion and improvement.





## Foreword

Warthill Grange is renowned as an idyllic setting, offering quick and easy access to both the city centre of York as well as the east coast resorts of Filey, Scarborough and Whitby. The site is enhanced by a bank of woodland offering privacy and screening and includes a swimming pool and sauna in addition to a detached block of garages and workshops, which in the opinion of the writer and subject to planning, could become converted into a number of holiday cottages.

The house itself offers over 3100 sqft. of living accommodation ideal for both young and mature families alike. There is No Onward Chain

## Accommodation

The property is entered at the rear into a modern breakfast kitchen having a stylish range of base units to 3 sides with Granite worktops and inset double bowl ceramic sink unit. There is an additional range of matching high level storage cupboards with Granite upstands as well as a 6-point Range cooker, integrated AEG microwave and coffee maker as well as a wine fridge and space for an America style fridge freezer unit. The kitchen enjoys a television aerial point, travertine tile flooring and twin double glazed French doors to the rear elevation. Located off the kitchen is a separate utility room with tiled flooring, plumbing for a washing machine and a secondary rear entrance door. There is a downstairs cloakroom with a low flush w/c and circular wash hand basin set in a vanity surround with adjoining cupboards.

The property boasts 4 downstairs reception rooms including a rear living room having a solid fuel burning cast iron stove set within an exposed brick surround. Glass doors lead through into a separate dining room. Positioned centrally within the property is a rear hall with a staircase leading to the first floor accommodation in addition to a full height double glazed casement window overlooking the front garden.

Also located at the front of the house is a principal lounge having a bay window to the front elevation in addition to a solid fuel burning cast iron stove.

One of the features in the internal accommodation is the purposely adapted bar and games room which has a number of ceiling down lighters and 3 separate Velux roof lights.

The ground floor accommodation is completed by a separate study/garden room with an additional side entrance door and secondary staircase.

The central first floor landing services all the bedroom accommodation and houses the airing cupboard with hot water cylinder and electric immersion heater. The master bedroom has access directly from the second staircase and features a television aerial point, radiator, ceiling down lighters and a bank of built-in wardrobes. There is an ensuite shower room having a low flush w/c, pedestal wash hand basin and double fronted shower cubicle with full height tiled splashbacks.

Bedroom 2 is located at the rear and has a bank of built-in wardrobes with bedrooms 3 and 4 both being generous double bedrooms ideal for children. All 3 additional bedrooms benefit from radiators and uPVC framed double glazed casement windows.

Finally, there is a substantial house bathroom having a low flush w/c, wash hand basin, inset corner bath and separate walk-in shower cubicle. The bathroom benefits from full height tiled splashback, ceiling down lighters and a double radiator.

## To The Outside

The Grange has a unique rural setting being surrounding by open countryside yet positioned within 4 miles of the city centre of York.

The property is accessed off Northgate Lane having a dual access with a horseshoe driveway with substantial lawned front gardens.

The property itself is set back approximately 70 metres from the road with both the house and caravan park accessed through remote activated wrought iron security gates. There is a private gravelled hardstanding for parking associated with the house in addition to an enclosed rear garden with a decked patio and surrounding fenced boundaries.

Located to the rear of the house is a substantial range of garages and workshops all of which are equipped with light and power and ripe for redevelopment.

There is a stunning expanse of lawn surrounded by woodland within which the 5 caravan pitches are located. The lawn overlooks a delightful pond with a bridge and central decked patio.

There is a further hardstanding located to the rear of the garages and the property is complemented by an outdoor swimming pool with sauna and changing room.

In total the property stretches to approximately 11 acres with the land itself being immaculately maintained. Set within the woodland is another substantial workshop located on the edge of the boundary. The workshop is also equipped with light and power. The extent of the land can be clearly identified by the red verge on the plans set out within this brochure.

The Grange offers a very rare opportunity, and an early inspection is strongly recommended.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D

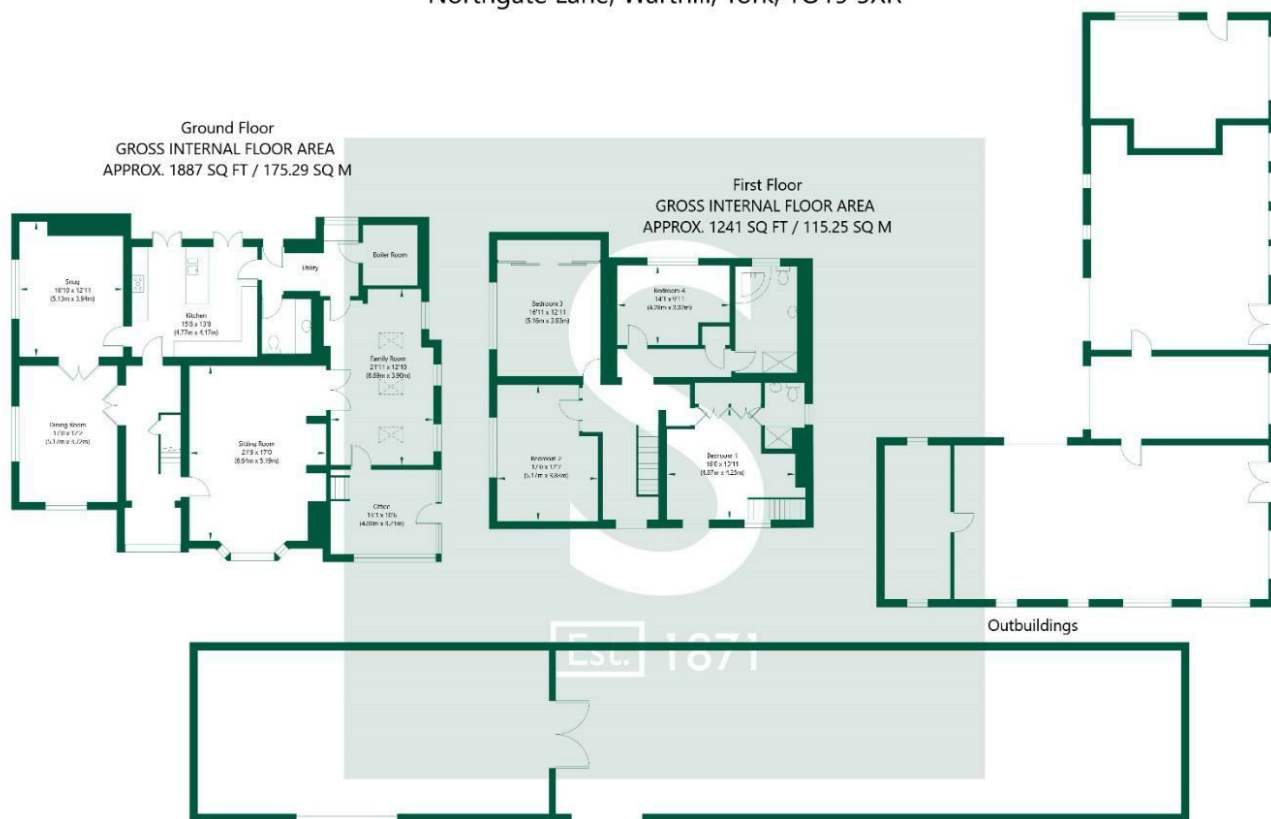
Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

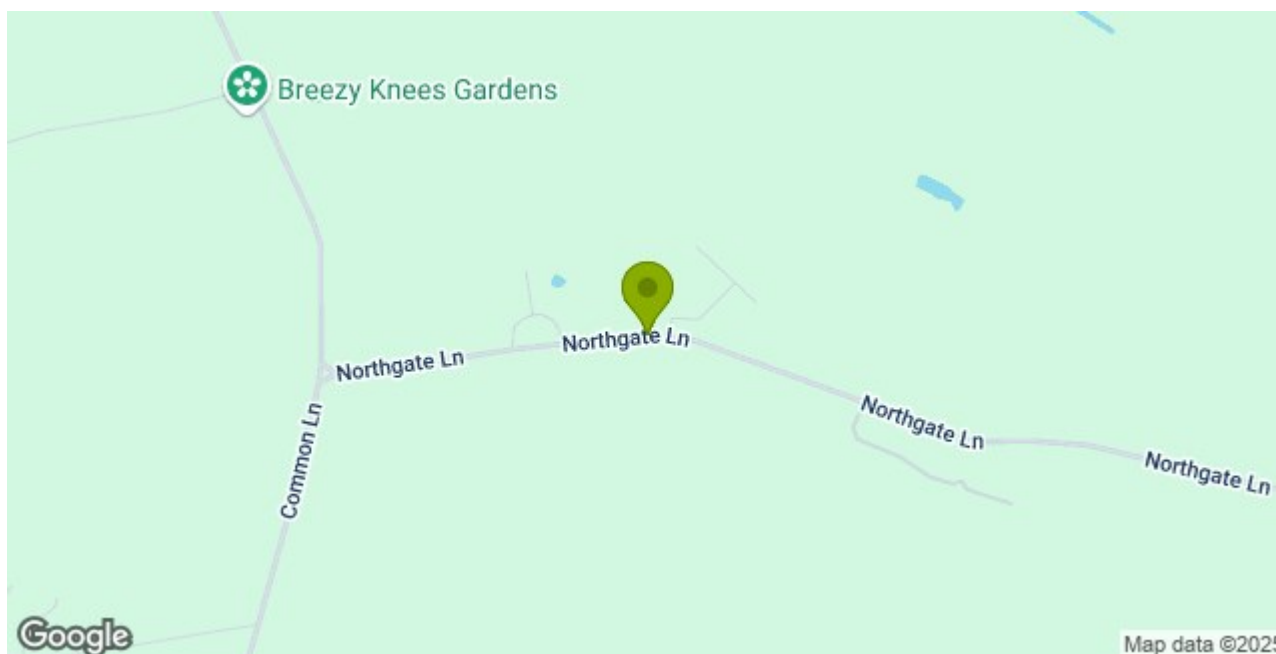
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

# Northgate Lane, Warthill, York, YO19 5XR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3128 SQ FT / 290.54 SQ M - (Excluding Outbuildings)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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