



Bolton Lane, Wilberfoss, York £775,000

Nestled outside the village of Wilberfoss, York, this property offers a unique opportunity for those seeking a blend of countryside living and equestrian lifestyle.

Boasting over 1,600 sq.ft of living space, this substantial family home provides three bedrooms, two reception rooms, kitchen, utility and an office, in addition to a courtyard yard garden.

Situated in approximately 5.5 acres of land, you'll find 34 stables and an outdoor arena, ideal for horse enthusiasts and those looking continue and expand upon the current equestrian business. The well-established facilities make this a turn-key opportunity.



DESCRIPTION

A fantastic opportunity to acquire a substantial family home and well established equestrian facility. The property is situated across two close-by sites totalling approximately 5.5 acres, including 34 stables and an outdoor arena.

The residential property forms a modern 3 bedroom bungalow with over 1,600 sq.ft of living space. A ground floor entrance hall provides access into two of the properties bedrooms, house bathroom and large sitting room. Beyond the sitting room is a dining room, kitchen, utility, office and third bedroom. The master bedroom benefits from a large dressing room and en-suite shower room. Externally, ample parking is provided to the front of the property, in addition to a secluded garden, plus stables/outbuildings.

The equestrian site has been sub-divided into manageable paddocks with a mixture of post & rail and electric fences. The site also benefits from two good sized all weather arenas.

The property offers an equestrian enthusiast a fantastic lifestyle business opportunity, providing either full or DIY livery.

An additional 4 acres may be available to rent by way of further negotiation.

LOCATION

The property is situated in a pleasant rural location between the popular East Yorkshire villages of Wilberfoss and Barmby Moor. Both are popular commuter villages, being located on the A1079 and therefore providing excellent access into the nearby town of Pocklington, in addition to York, Leeds and Hull.

SERVICES

The house benefits from mains electricity and water, in addition to septic tank drainage and LPG.

TRADE & BUSINESS

The equestrian business is operated by 2x full time proprietors and 1x part time member of staff.

The vendors also operate "dog day care" business from the property, which offers an excellent opportunity for future growth.

Full accounting information can be provided on request, following a formal viewing of the property.

LOCAL AUTHORITY

East Riding of Yorkshire Council

BUSINESS RATES/COUNCIL TAX

Rateable Value: £4,250 (full small business rates relief may be applicable)
Council Tax Band: A

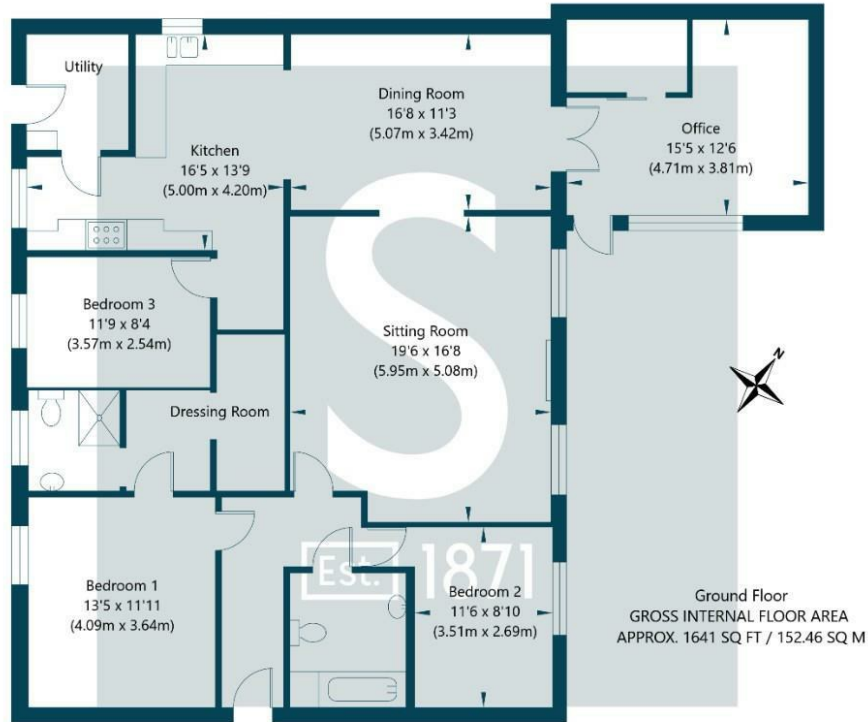
ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of E 51. A full copy of the certificate is available upon request.

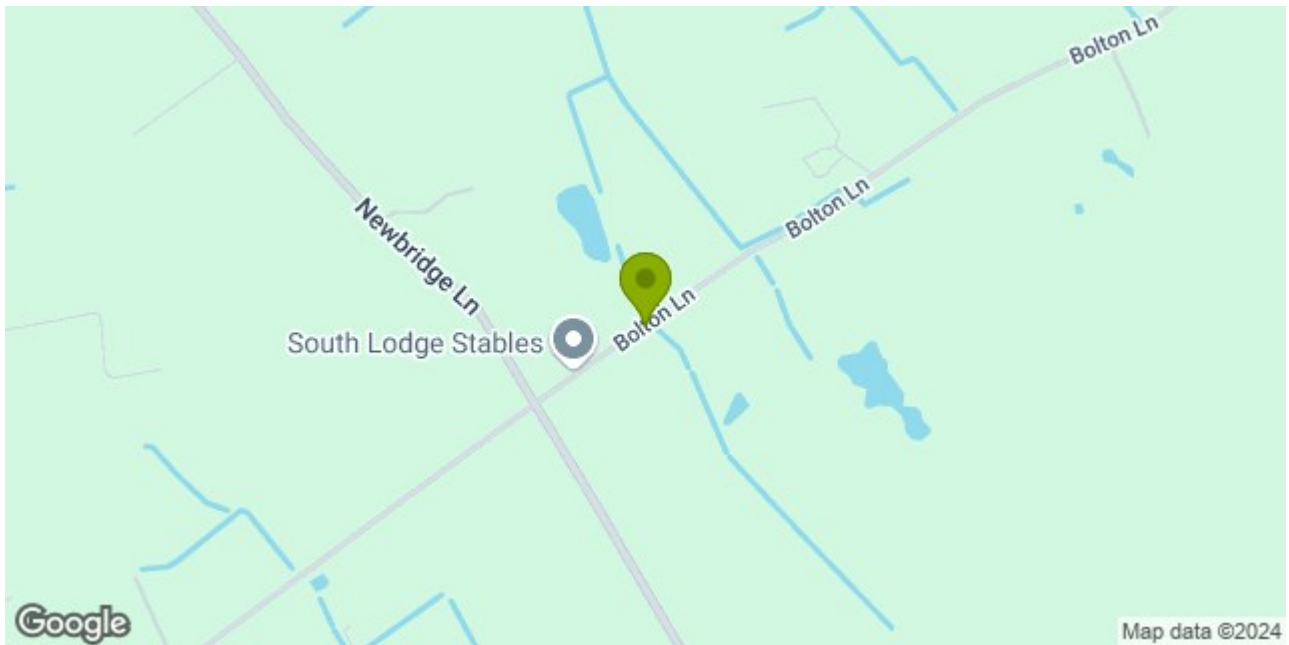
VIEWINGS

Strictly by way of appointment with the sole selling agent - Stephenson's Estate Agents (01904 625533)

Bolton Lane, York, YO41 5NZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1641 SQ FT / 152.46 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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