



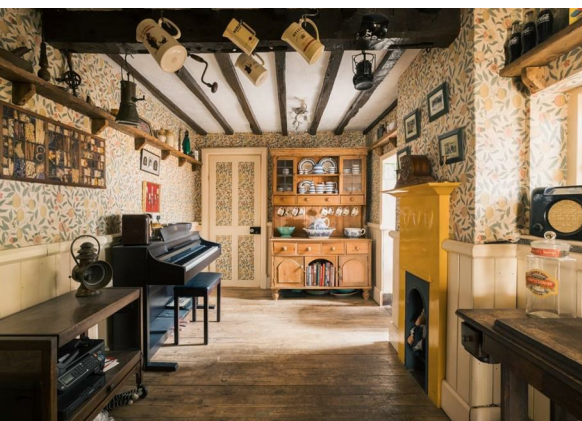
Village Street, Rawcliffe Village, York Offers Over £600,000

Steeped in history and believed to date back to circa 1780 is this delighted former farmhouse with lovely walled gardens and garage/workshop.



Understood to once serve the local community as a shop/cafe following World War II, at that time it is believed to be the only residence locally to have a working phone line. Fast forward to today, and it now presents a wonderful characterful detached family residence arranged over two floors stretching in excess of 2600 sqft.

The property sits within walled grounds with a wrought iron gate opening onto a path leading to the porch. On entering the property you are welcome by one of the home's four reception areas, each with a stunning feature brick fireplace with wood burning stove. The room opens into the principal sitting room which again boasts a lovely fireplace with stove and offers a spacious yet cosy reception room.



From the inner hallway a stairs leads to the first floor along with doors to the snug, conservatory, kitchen, w/c and conservatory. The snug presents a quaint area to relax and would make a perfect study area. The kitchen continues the farmhouse style with an extensive range of quality shaker wall and base units with glass display cabinets and fitted granite work surfaces. There is a perfect dining space along with a well-placed pantry, along with an external door giving access to the side elevation.

Overlooking the property's stunning garden is a south west facing conservatory opening on to the patio, offering space for living and dining. Finally to the ground floor is a well-placed utility room and a further multifunctional room, offering potential as a ground floor bedroom or work from home space.



To the first floor are three/four well-proportioned bedrooms presenting flexibility and further potential. Bedroom two & four offer a superb opportunity to create a modern day bedroom suite with space to design a dressing area or potential ensuite. The additional bedrooms are generous double rooms having feature fireplaces and period features.

The house bathroom enjoys a claw foot rolled top freestanding bath, walk-in shower, high flush w/c and hand wash basin with stripped timber flooring.

To the outside the home sits at the end of this quiet no-through road and overlooks open parkland to the front. Enjoying a walled frontage, large timber gates open on a driveway in front of a modern, double-skin brick built garage with electric door, light and power, providing an ideal workshop. To the rear of the workshop is a door leading to a small piece of land, ideal for storage.



The garden is predominantly to the side of the residence and is beautifully landscaped with feature brick ornamental pond, green house, timber store with powder and central artificial grassed area. Just off the conservatory is a pleasant south west facing paved patio, offering an ideal area for outside dining in the warmer summer months. A second block set patio to the front of the property completes this wonderfully rare opportunity.

Tenure: Freehold

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

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: C

Council Tax: York Council - E

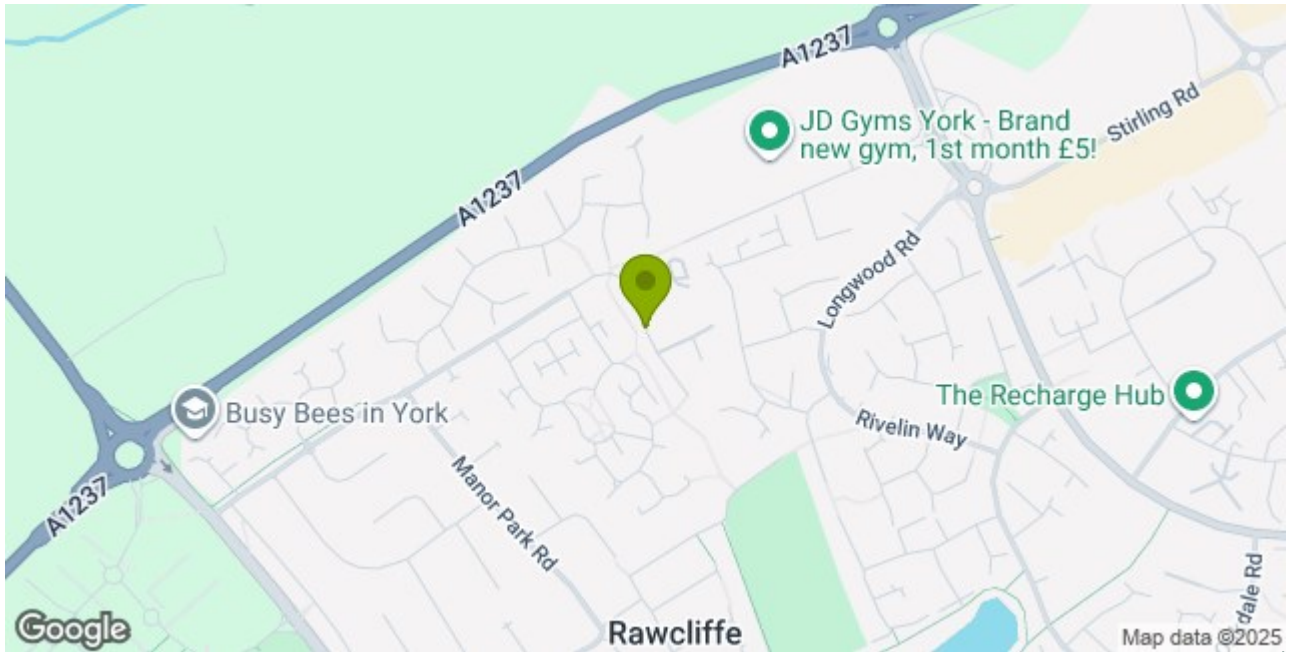
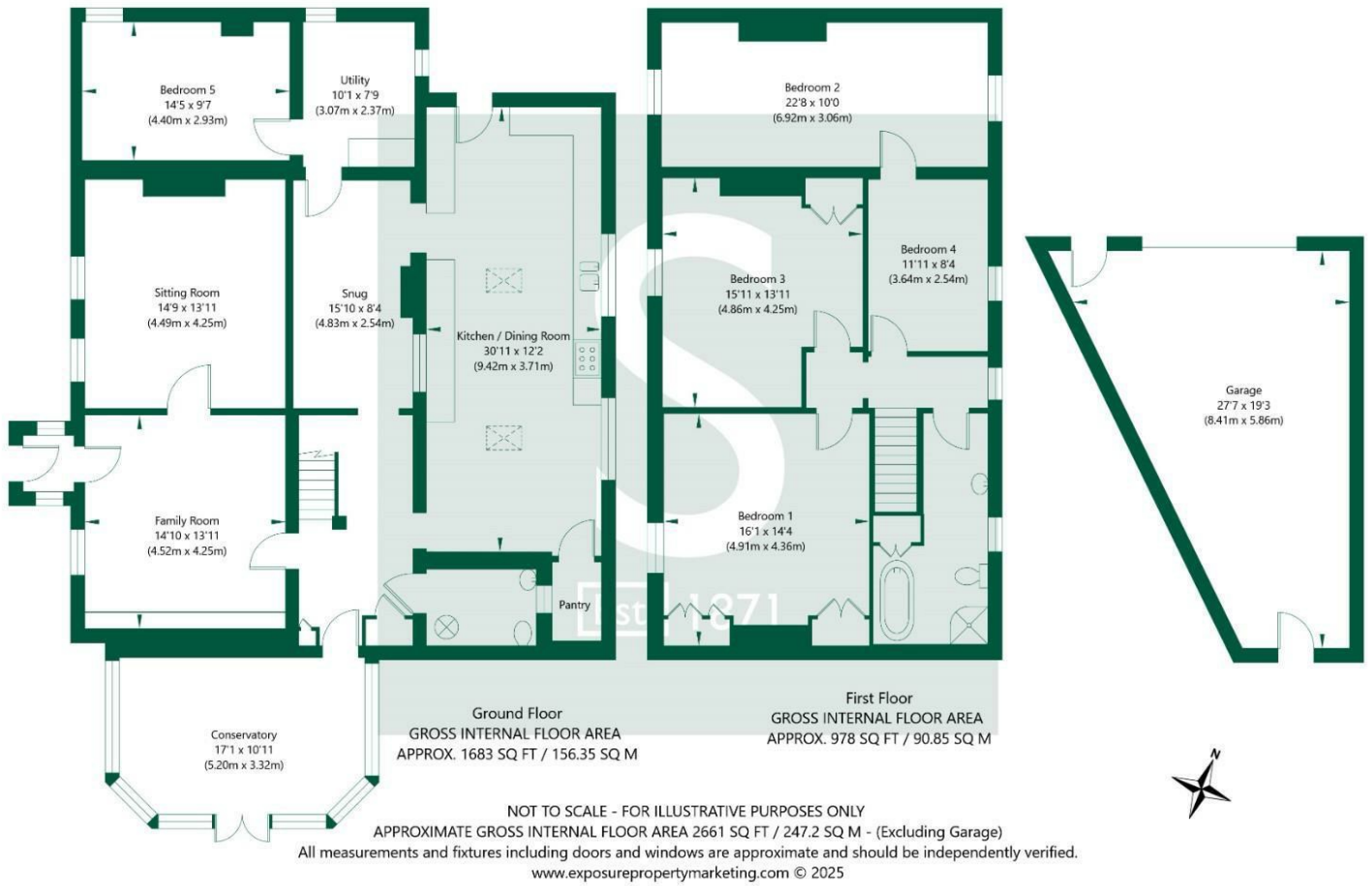
Current Planning Permission: No current valid planning permissions



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

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

Village Street, Rawcliffe, York, YO30 5TZ



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

