



Escrick Road, Stillingfleet, York Asking Price £950,000

**** SUBSTANTIAL FARMHOUSE WITH OUTBUILDINGS AND LAND ****

A 5 bedroom detached farmhouse set within this sheltered rural location and set within land and gardens of approximately 2 acres with up to 31 acres of additional land available by separate negotiation.

Guide Price:-

House With Paddock - £950,000

31 Acres of Pasture Land - £250,000



Foreword

Wood House Farm is a substantial farmhouse of almost 3,000 sq.ft. set in this choice rural location, yet offering quick and easy access to York, Selby and Leeds. The property and outbuildings offer enormous scope for further improvement and are set within surrounding gardens and a mature grass paddock, ideal for those with a keen equestrian interest. In addition there is an opportunity to acquire up to another 31 acres of grassland.

Accommodation

Internally the property is entered through an entrance porch into a spacious reception hall which services the downstairs accommodation and has a turned staircase leading to the first floor accommodation with spindle balustrade and handrail.

The principal reception room is a spacious lounge having an inset fireplace with cast iron grate.

There is a delightful snug/television room overlooking the rear gardens which also includes a period fireplace, television aerial point and recess display niche. French doors give access out onto the rear gardens.

One of the feature rooms of the property is the open plan dining kitchen which has a stylish range of built-in units with fitted worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with waterproof panelled splashbacks. The kitchen has a floor mounted oil filled Aga as well as a built-in electric oven and ceramic hob unit. There is plumbing for a washing machine and ample space for an American style fridge freezer unit. The kitchen provides a spacious dining area overlooking the rear gardens with French doors to the rear elevation.

There is a separate utility room with side entrance door leading out onto the driveway beyond. The utility room also includes a sink unit and double fronted storage cupboard.

Crucially there is a downstairs cloakroom having a low flush WC and wash hand basin.

The ground floor accommodation is completed by a separate study offering flexibility of use with potential for a downstairs bedroom.

The first floor landing services all the first floor bedroom accommodation which is represented by five spacious double bedrooms including the master bedroom suite, which has a bank of built-in wardrobes and period fireplace. There is an ensuite bathroom which has a wash hand basin, WC and inset panelled bath.

All five bedrooms benefit from radiators and casement windows.

Finally there is a house bathroom which has a traditional three piece suite.

The internal accommodation features oil fired central heating throughout and there is a stunning open rear access.

To The Outside

The property is set significantly back from the Escrick to Stillingfleet Road being entered from a private access road that straddles Moreby Wood. From the access road a gated access leads through into Woodhouse Farm which has a large side and rear hardstanding providing ample off road parking.

Included within the sale is a brick and tile barn, currently separated into two parts and being 'ripe' for improvement.

The property is set within surrounding lawned gardens that create the ideal family environment, with a raised patio to the rear elevation as an extension of the living accommodation and perfect for outside entertaining.

The garden also enjoys a pond and water feature.

Adjoining the property and included within the house sale is a mature grass paddock which is certain to be of interest to those looking for onsite equine accommodation.

Additional Land

Location

The land is located between the villages of Escrick and Stillingfleet and lies 8 miles south of York and approximately 1 mile west off the A19.

Description

The land comprises four parcels of permanent grassland, and a shelter belt, extending in total to approximately 31.58 acres (12.79 hectares). The land is bounded to the north and east by Moreby Wood and Moreby Far Wood.

The land falls within the Dunkswick Soil Series, which is slowly permeable land with fine loamy soils over clayey soils. Ideal Land use for Grassland and some cereals.

What3Words ///peach.circling.truckload

Tenure

Freehold with vacant possession on completion. The land is subject to a grazing licence which will terminate on 30th September 2025.

Services

Water is connected to the land from Wood House Farmhouse and it is anticipated that a submeter will be installed by the owner of the residential property.

Sustainable Farming Incentive (SFI)

The land is currently included in a Sustainable Farming Incentive Scheme and managed as very low input grassland. The vendor will withdraw the land parcels from this scheme upon completion of the sale.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

Rights of Way

There is a public bridleway along the northern boundary of OS9266. The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

Nitrate Vulnerable Zone (NVZ)

The property lies within a Nitrate Vulnerable Zone.

Property Information

Tenure: Freehold

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

Broadband Coverage: 1,000 Mbps FTTP available from Quickline

EPC Rating: E

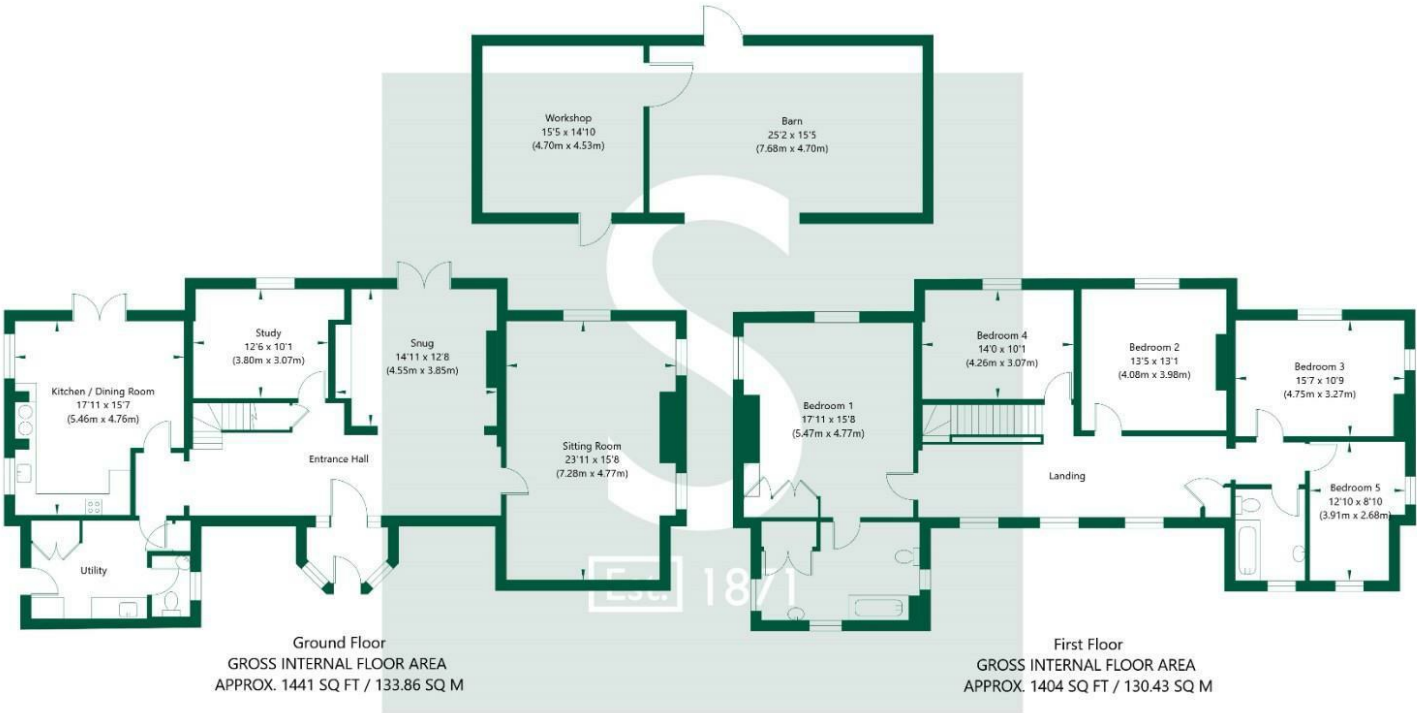
Council Tax: G

Current Planning Permission: No current valid planning permissions

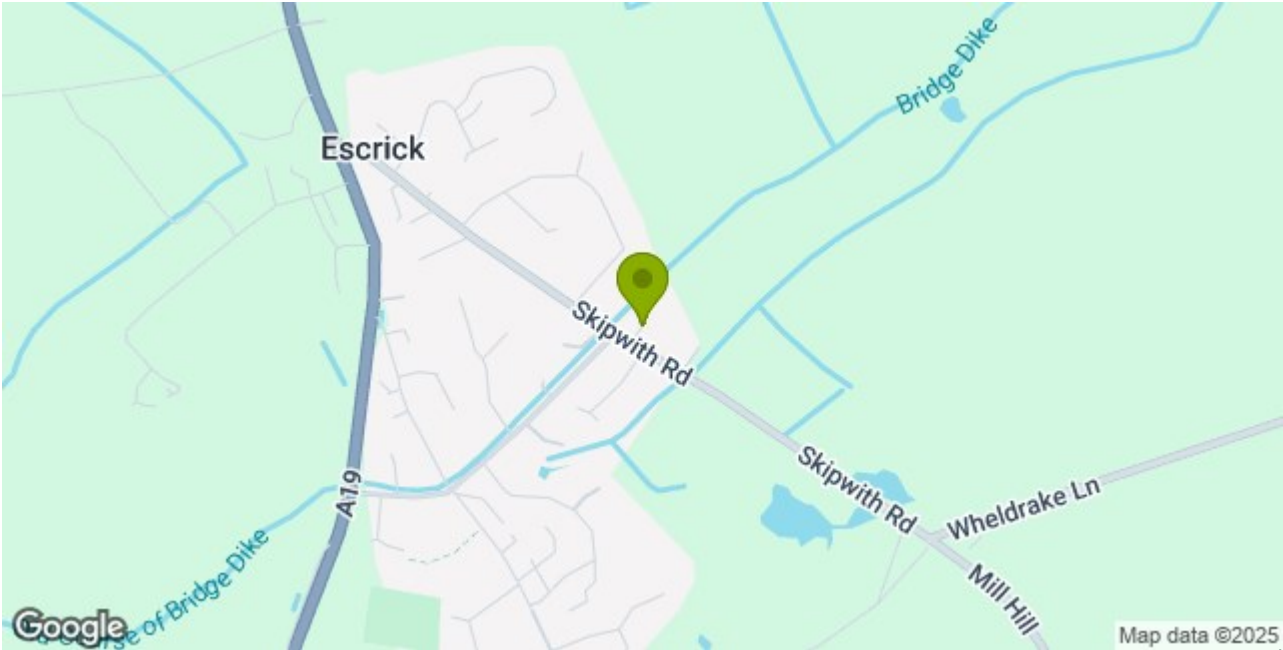
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Escrick Road , Escrick, York, YO19 6HT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3471 SQ FT / 322.43 SQ M - (Excluding Barn and Workshop)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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