



Sandburn Farm, Malton Road, York Asking Price £850,000

**** SUPERB GARDENS WITH ADJOINING WOODLAND ****

A period 4 bedroom cottage which has been renovated and redeveloped to create a stunning family home complimented by a detached garage block, generous gardens and adjoining woodland.



Accommodation

This stunning period cottage is set within approximately 1.3 acres of mature gardens and woodland, and offers 4 bedroom family living accommodation, which has been meticulously maintained and upgraded over many years.

Internally, the property is entered through a double glazed front door into a spacious reception hall with staircase leading to the first floor accommodation and having an oak balustrade and hand rail.

The principal reception room is a spacious lounge which features an Inglenook fireplace with log burner set on a raised brick hearth with brick surround. The lounge has a raised oak television platform as well as French doors to the side elevation. The lounge features an exposed beamed ceiling.

An inner hall leads through into the open plan living and dining kitchen, which is without the doubt, the feature room of the property. The kitchen features a modern range of built-in base units to 3 sides with Granite worktops and inset sink unit. There is an additional range of matching high level storage cupboards with Granite upstands. Included is a built-in electric oven, grill and microwave with a separate induction hob unit set in a brick surround. There is an integrated dishwasher and fridge unit.

The kitchen steps back into a dining area with a living area beyond, all of which creates the ideal family environment. There are floor to ceiling windows overlooking the rear garden in addition to patio doors and the living area features a further log burner with television platform and brick hearth. There is limestone flooring to the dining kitchen and hallway.

Positioned at the rear is a study/office with a fitted worktop, low level storage cupboards and tiled flooring.

There is a secondary front entrance which leads through into a large boot room, which offers flexible accommodation with a number of built-in storage and cloak cupboards.

The ground floor also includes a separate utility room with a fitted worktop, inset sink unit and double glazed Velux roof light. The utility room also provides plumbing for a washing machine.

The ground floor accommodation is completed by a downstairs cloakroom which has a low flush W.C, wash hand basin, double fronted cloak cupboards and a double glazed Velux roof light.

The property has a ground source heat pump serving underfloor heating throughout the ground level and radiators to the first floor, with all ground floors, external walls and roofs having supplemental insulation throughout.

The property's master bedroom is a spacious double room featuring a Juliet balcony and having a stunning ensuite bathroom with a traditional 3 piece suite and separate walk-in shower cubicle. The master bedroom also has 2 walk-in wardrobes. There are 2 further bedrooms and a fourth single bedroom with all 4 bedrooms benefitting from double glazed casement windows and radiators.

Located off the landing is a walk-in linen cupboard which houses the hot water cylinder and electric immersion heater.

Finally, there is a modern house bathroom which has a low flush W.C, wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks.

To The Outside

The property is set back approximately 3/4 of a mile from the A64 York to Scarborough Road, being accessed off a private driveway from mature woodland.

The property itself is accessed through a gated entrance onto a substantial front gravelled hardstanding and turning bay which provides off street parking for numerous vehicles.

Included within the sale is a detached 3 car garage and large 6m x 6m workshop all benefitting from light and power. Located behind the garage is a parking area for a caravan/motorhome. Directly to the front of the property is a covered storm porch with gravelled pathway and herbaceous front border.

To the rear of the property is a large flagged patio being an extension of the internal accommodation providing outstanding space for outside entertaining. Adjoining the patio is a covered BBQ area with gravelled base.

The property's rear garden is extensively laid to lawn with surrounding fenced boundaries and includes a covered wood store, numerous vegetable boxes and a greenhouse, all of which are included within the sale.

Beyond the garden is a large woodland area.

There is gated access from the garden into the woodland, which also includes a large pond.

There is no doubt that the property and surrounding land is a once-in-a-generation opportunity, and an early inspection is strongly recommended.

Agents Note

The plan listed within this marketing is strictly for illustrative purposes only and gives a guide to the properties boundaries.

Property Information

Tenure: Freehold

Services/Utilities: Mains electricity and water are understood to be connected with a septic tank

Broadband Coverage: TBC

EPC Rating: D - expires 31.03.2035

Council Tax: E - City of York Council

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

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

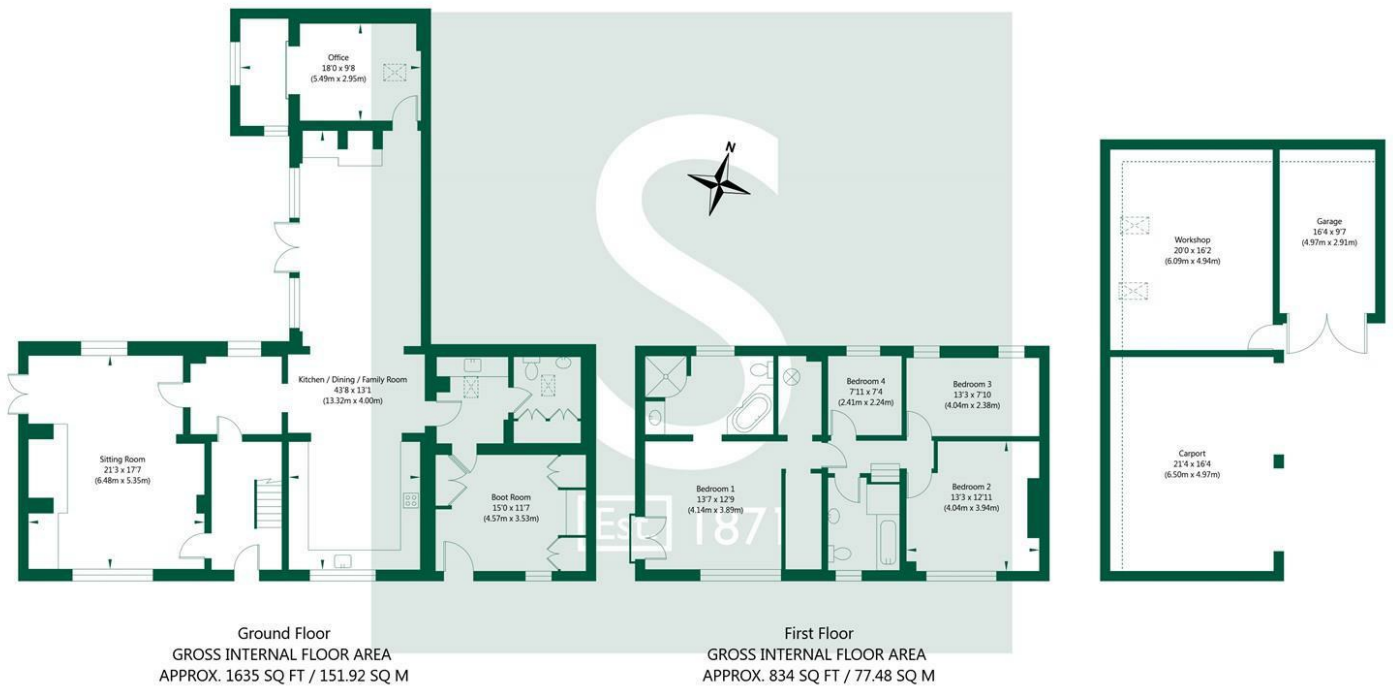
Directions

Approaching from Leeds direction, turn off the A64 at Grimston Bar junction and take the A166 towards Stamford Bridge.

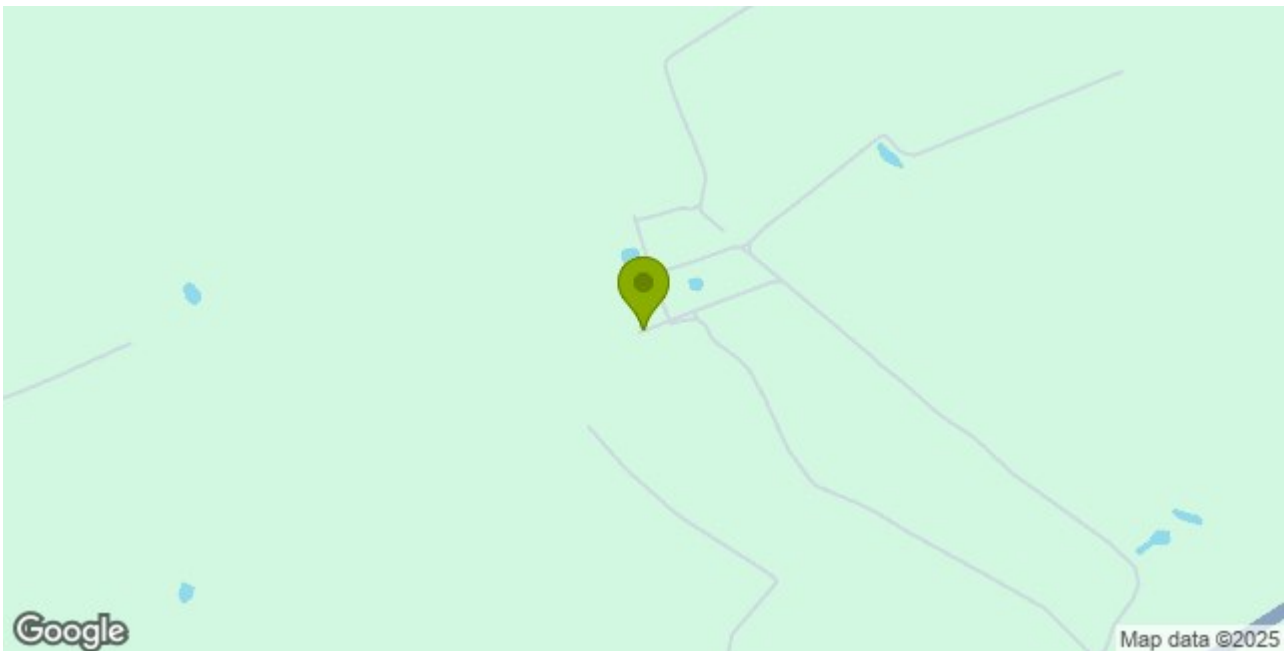
At Gate Helmsley, turn left towards Upper Helmsley/Sand Hutton. At Sand Hutton, turn left towards York. Turn left onto the A64 and within 200 yards turn right into the woods at the Cherry Tree Barn sign then follow the directions to Rose Cottage.

Approaching from York avoid Grimston Bar roundabout and follow directions for Strensall. Nearing Strensall, turn right going past Towthorpe Amenity Tip. At the A64 turn left towards Malton and 200 yards past Neptune, turn left into the wood at the Cherry Tree Barn sign then follow directions for Rose Cottage.

Sandburn Farm, York, YO32 9TW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2469 SQ FT / 229.4 SQ M - (Excluding Outbuildings)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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