



## Main Street, Thorganby, York Offers Over £450,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A substantial Grade II listed Period Farmhouse, positioned centrally within this ever popular village, offering generous 3 bedroom living accommodation with huge scope for expansion and improvement.





## Accommodation

A substantial period farmhouse overlooking the Main Street of the ever popular village of Thorganby which offers huge potential for further expansion and improvement. The farmhouse is currently vacant and requires a programme of modernisation and upgrading. Additionally historic planning consent has been secured to allow the house to be divided into two separate dwellings.

The property enjoys a generous rear garden and benefits from a number of outbuildings ideal for conversion into secondary accommodation.



Internally the property is entered at the front into a spacious reception hall with staircase leading to the first floor accommodation.

The property enjoys two principal reception rooms being a spacious living room and separate dining room, both of which have period fireplaces and radiators.



The dining room leads through into a breakfast kitchen which currently has a dated range of built in base units to three sides with rounded edged worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tile splashbacks. Included within the kitchen is a built in electric oven and grill with separate 4-point ceramic hob unit. There is plumbing for an automatic washing machine as well as a fitted breakfast bar.

Located off the kitchen is a walk in pantry cupboard in addition to a rear entrance lobby with external door leading out onto the gardens beyond. The ground floor accommodation is completed by a cloakroom which has a low flush toilet and wash hand basin.

To the first floor are three double bedrooms all of which enjoy a front aspect and benefit from radiators.



The bedrooms are serviced by a first floor bathroom which includes a low flush w/c, wash hand basin, inset bath and separate shower cubicle. The bathroom also houses the hot water cylinder and electric immersion heater.

## To The Outside

The property fronts onto the Main Street of Thorganby, having a vehicular access onto a side gravelled hardstanding which provides off street parking for numerous motor vehicles.

The property's front garden is laid to lawn with a pillared entrance.

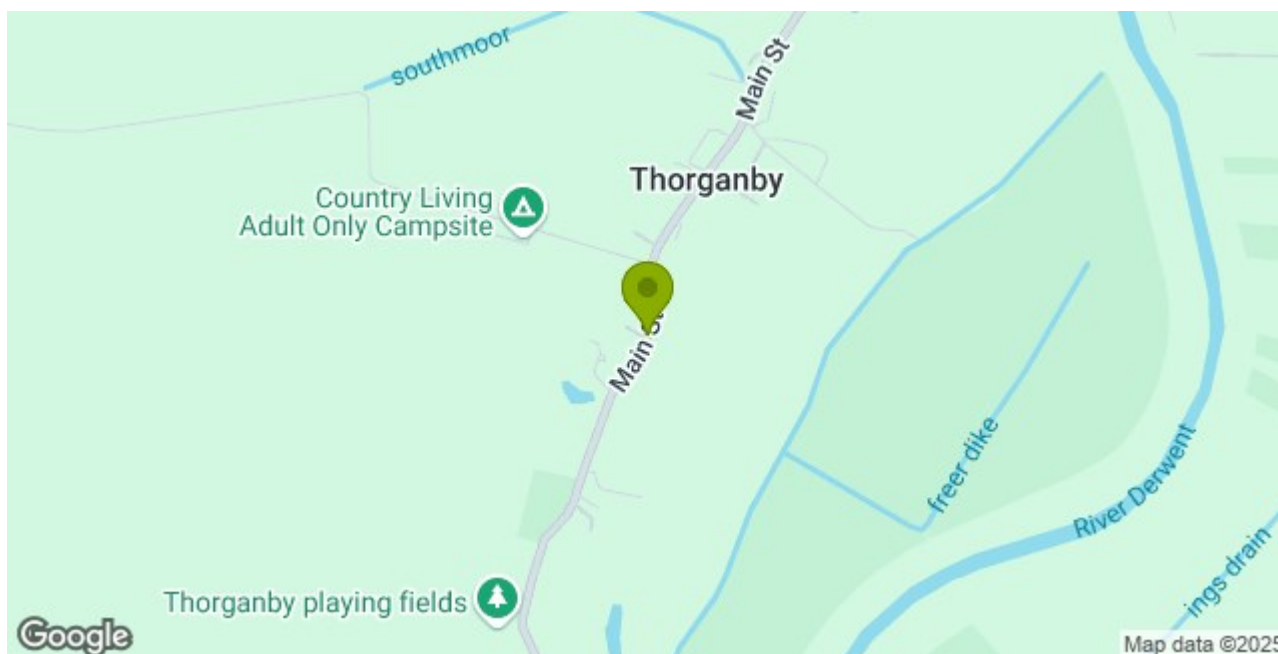
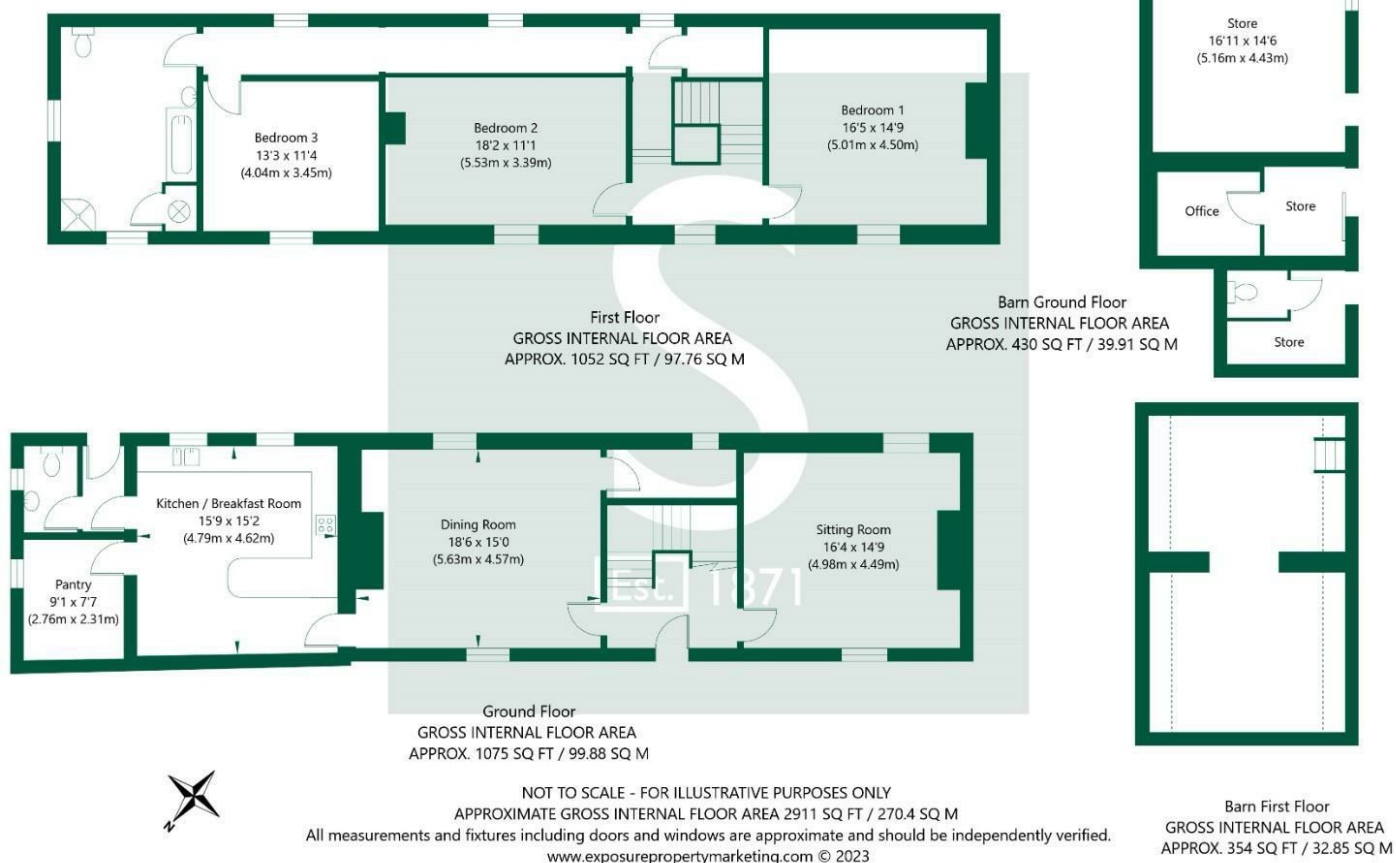


The property boasts a generous lawned rear garden with a patio adjoining the rear elevation which provides ample space for freestanding garden furniture.

Crucially the property is being sold with a range of brick and tile outbuildings which includes a garden store, office, first floor studio and outside w/c. It is the opinion of the writer that these buildings could easily be converted to provide an annex, home office or games room.

The Property is being offered for sale with no onward chain and an early inspection is strongly recommended.

# Main Street, Thorganby, York, YO19 6DA



## 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

