



## The Oaks Ruddings Lane, Ellerton

Offers Over £750,000

- Equestrian Opportunity
- 4 Bedrooms (2 En-Suite)
- Utility, Boot Room
- 5 Acres, Stables & Arena
- House Bathroom/WC
- Rural Setting
- Extensive Detached Bungalow
- 2 Reception Rooms
- EER TBC

Equestrian opportunity with detached family home, 5 acres, stables and arena.

The Oaks is positioned in this near perfect rural setting, within its own land stretching to 5 acres and with fantastic equestrian facilities. The property is an extensive detached bungalow, enjoying almost 2,500 sq. ft. of living accommodation, which in recent years has been extended, reconfigured and modernised throughout. Furthermore, there is an attached double garage, separate steel framed barn, arena and block of 5 stables.

On entering the property, a front porch leads through into a single storey extension used as the family room, enjoying ample natural lighting through four Velux windows and two double glazed windows to the front elevation. To the right of the family room is a cloakroom wc and to the left is bedroom three, complemented by it's own private toilet and hand wash basin.

Internal French doors from the family room lead through into a generous area spanning over 350 sq. ft. and providing access to the entirety of the property. In this room there are a range of built in units with a wood burning stove. A further set of French doors lead into to the conservatory. The lounge provides a versatile room and can be used for a range of different purposes depending on the individual(s) requirements. The conservatory, adjoining the rear elevation, enjoys lovely views across the private garden and paddocks beyond. French doors to either side provide easy access to the outside.

The kitchen, utility and boot room are all located to the right, with integral access into the double garage through the boot room. The kitchen comprises a number of modern wall and base units to three sides, having solid oak work surfaces over and a range of built in appliances. With the nature of the associate land with the property, having a spacious utility and separate boot room is essential.

There are four bedrooms, two of which benefit from their own en suite, and a house bathroom. The principal bedroom is located to the front of the property, having an extensive range of built in wardrobes and generous en suite. All bedrooms benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a modern house bathroom, comprising a traditional three piece suite and separate shower cubicle. A dark coloured range of units include a built in hand wash basin and wc, contrasting beautifully with the floor tiling which continues to either side wall.

Externally, the property will be found along Ruddings Lane, which is around half a mile off the B1128 road between Bubwith and Ellerton. The property sits peacefully within its own 5 acres of land, with surrounding rural countryside. Numerous trees line the front boundary, providing privacy for the property which has two vehicular access points, one to the property's grounds and the other into the land.

There is no doubt the rural position and fantastic equestrian facilities will be of significant interest to those looking for this type of opportunity. The land is divided into approximately 6 paddocks with post and rail fencing. A gravelled driveway runs centrally through the land towards the rear where the enclosed arena, stables and barn will be found.

The stables have a water and electricity supply and benefit from 5 stables, tack room and open area for additional storage. The arena is positioned just behind the stables, measuring 20m x 40m with sand and fibre surface and 6 floodlights.

The Oaks represents one of those increasingly rare opportunities to acquire such a generously sized property with 5 acres and fantastic equestrian facilities. As the acting agents, we strongly advise an inspection at the earliest opportunity.

We assume the property and land is not affected by any rights of way or restrictive covenants within the Title, although we would advise you check with your legal representative first. We understand there is a wayleave agreement with National Grid of £29 per annum for access onto the land for any maintenance on the overhead cables.

Regular commuters will appreciate the connection links, the M62 providing links to Leeds, Hull, York and further afield. There are direct rail links with London and Edinburgh from both Howden and Selby and Leeds/Bradford airport lies around an hour and fifteen minute's drive away.

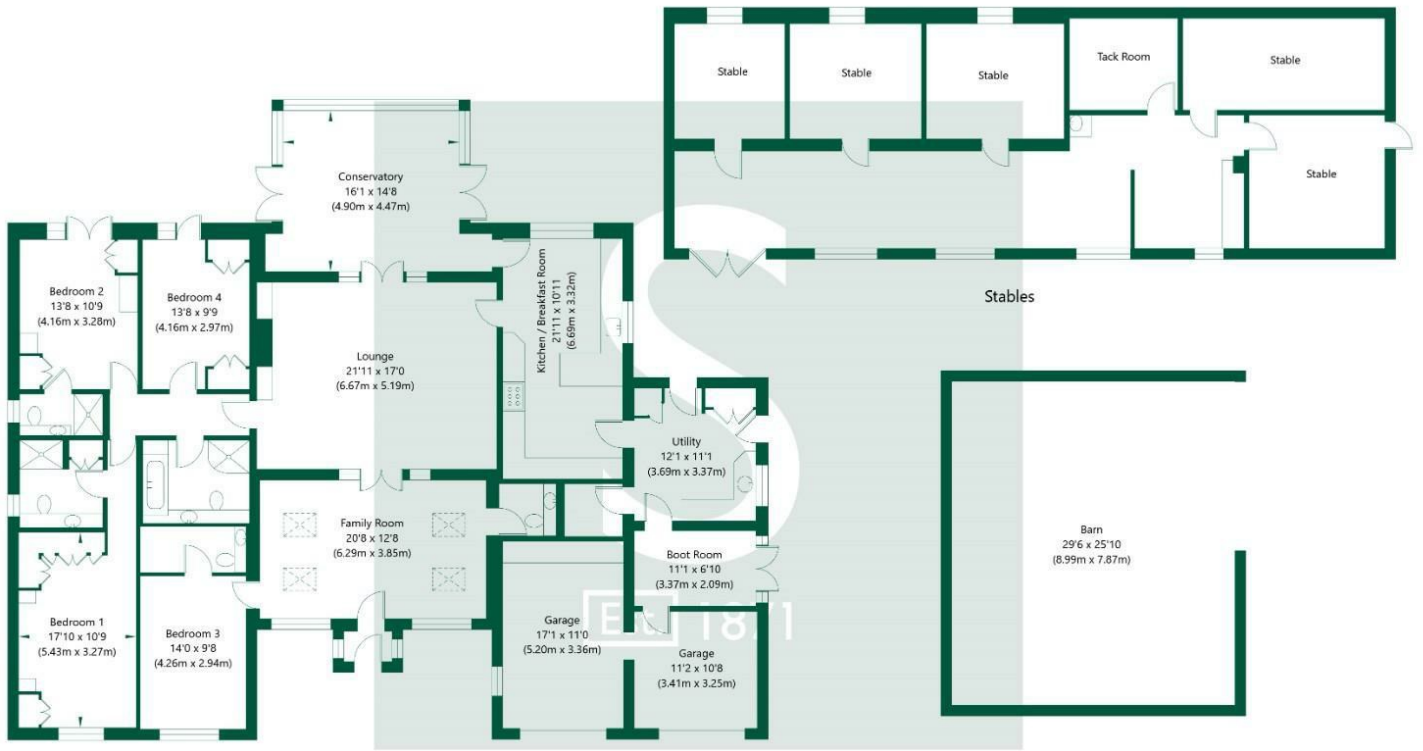
The village of Ellerton is a desirable area, situated approximately 14 miles south east of York and 8 miles from Howden town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. The nearest primary school will be found in Bubwith village, and popular Howden, Selby and York secondary schools are close by with further well renowned schools locally, including Read private school and St Peters private school.

EER- 62 (D)  
Tenure - Freehold  
Council Tax - East Riding of Yorkshire Council - Band F  
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Ruddings Lane, Ellerton, YO42 4PN

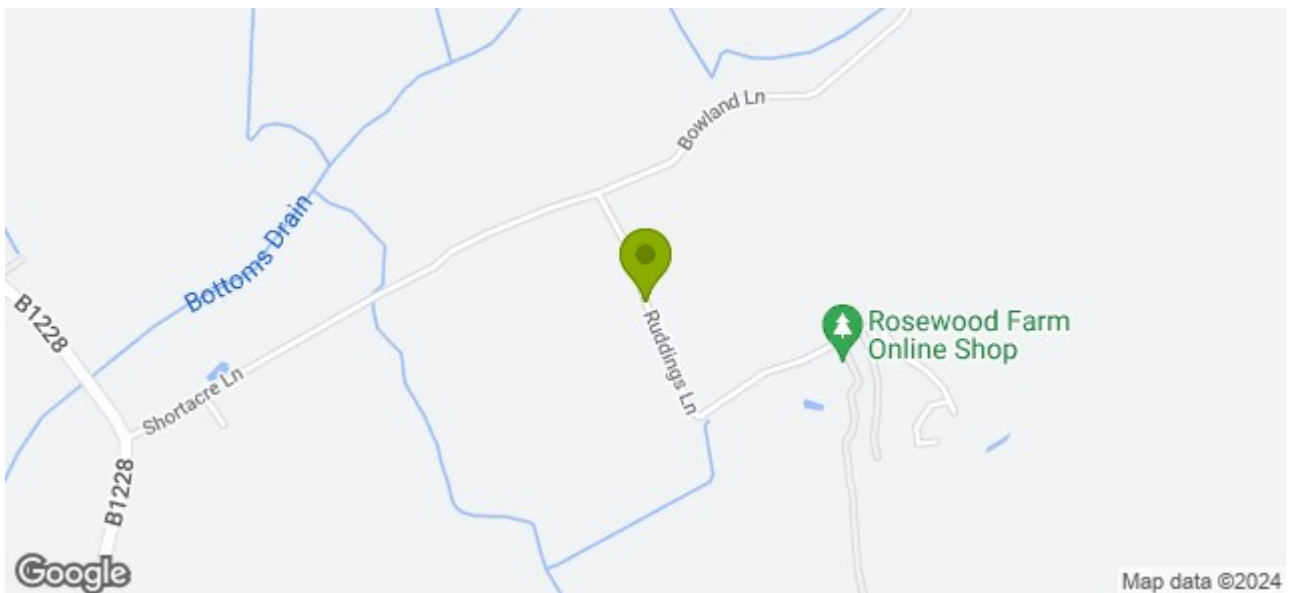


Ground Floor - (Excluding Garages)  
GROSS INTERNAL FLOOR AREA  
APPROX. 2456 SQ FT / 228.17 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA  
Main House - 2456 SQ FT / 228.17 SQ M - (Excluding Garages)  
Stables - 1339 SQ FT / 124.37 SQ M  
Barn - 762 SQ FT / 70.75 SQ M



All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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