



Stone Lodge Main Street, West Haddlesey

£475,000

- Detached Bungalow
- Dining Room With Conservatory Off
- Bathroom/WC
- EER 42 (E)
- Set Within Approx 2.74 Acres Including 2.01 Acre Paddock
- Fitted Kitchen
- Attached Double Garage
- Well Proportioned Living Room
- 3 Generously Sized Bedrooms
- Ample Off Street Parking

An exciting and rarely available opportunity, this detached bungalow presents the perfect chance to create a bespoke home, set within approximately 2.74 acres of land. Offering a generous existing footprint of almost 1,500 square feet, the property is in need of full restoration and a comprehensive programme of remedial works, making it ideal for those seeking a renovation project with substantial potential.

Internally, the bungalow offers a spacious layout that begins with a well-proportioned living room, enjoying natural light from windows to the front and a pair of sliding doors to the side elevation, providing access to the surrounding grounds. Adjacent to the living room is a formal dining room, with a conservatory to the left that offers pleasant views across the gardens and provides further scope for enhancement or reconfiguration.

The kitchen is currently fitted with a range of wall and base units arranged to three sides, and includes a built-in dining table. While functional, the space offers significant potential for modernisation or extension, subject to the buyer's preferences and any necessary consents. Whether updating the existing footprint or reimagining the layout entirely, the kitchen area presents a strong foundation for improvement.

Positioned along the right-hand side of the property are three generously sized bedrooms, each benefiting from natural light via their own window and fitted with warm air vents for heating. These bedrooms offer good proportions and flexibility in use, whether as sleeping accommodation, home office space, or guest rooms. Completing the internal accommodation is a house bathroom, currently configured with a shower unit, hand wash basin, and low flush WC.

Externally, the property enjoys a vast and varied plot extending to around 2.74 acres, offering endless possibilities for landscaping, expansion and particularly those looking with business or equestrian interests, subject to the necessary permissions.

The bungalow itself is set within 0.73 acre of mature gardens, predominantly laid to lawn and interspersed with a selection of well-established trees. These trees are particularly concentrated along the western and eastern boundaries, offering a high degree of privacy and a pleasant sense of seclusion.

Accessed directly from the main road, the property benefits from a generous concrete driveway that leads to the front of the bungalow and provides ample off-street parking for multiple vehicles. Attached to the property is a double garage, which has been thoughtfully extended by the current owner to offer additional space. The garage is fully equipped with power, lighting, and integrated storage solutions, and also houses the oil-fired boiler that serves the property's warm air heating system.

To the rear of the bungalow, the land opens out into a substantial 2.01-acre paddock, which is accessed via a private track that runs adjacent to the property. It is understood that this property benefits from a right of way over this access route. A set of timber gates provides entry into the paddock, which is fully enclosed and laid to permanent pasture, making it ideal for a range of uses including grazing, hobby farming, or potential equestrian purposes.

An additional 4.12 acres of pasture land located to the south of the bungalow may be available by separate negotiation. For further information or to discuss this opportunity, please contact our Selby office. This land is referred to as 'Area B' on the enclosed plan.

Notes - The property is of Guildway timber-framed construction, built in 1960. Guildway homes are known for their distinctive design approach and were considered a reputable form of construction at the time. The method offers a reliable structural system, reflective of the building practices and materials commonly used in post-war residential development.

Whether for those seeking a peaceful rural lifestyle or a rewarding project with space to grow, this bungalow offers both a rare setting and exciting potential to create a truly unique home.

Tenure: Freehold

Services/Utilities: Mains Electricity and Water are understood to be connected. The heating is serviced by Oil and a septic tank is connected to the propriety for the sewerage.

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 42 (E)

Council Tax: North Yorkshire Council Band F

Current Planning Permission: No current valid planning permissions

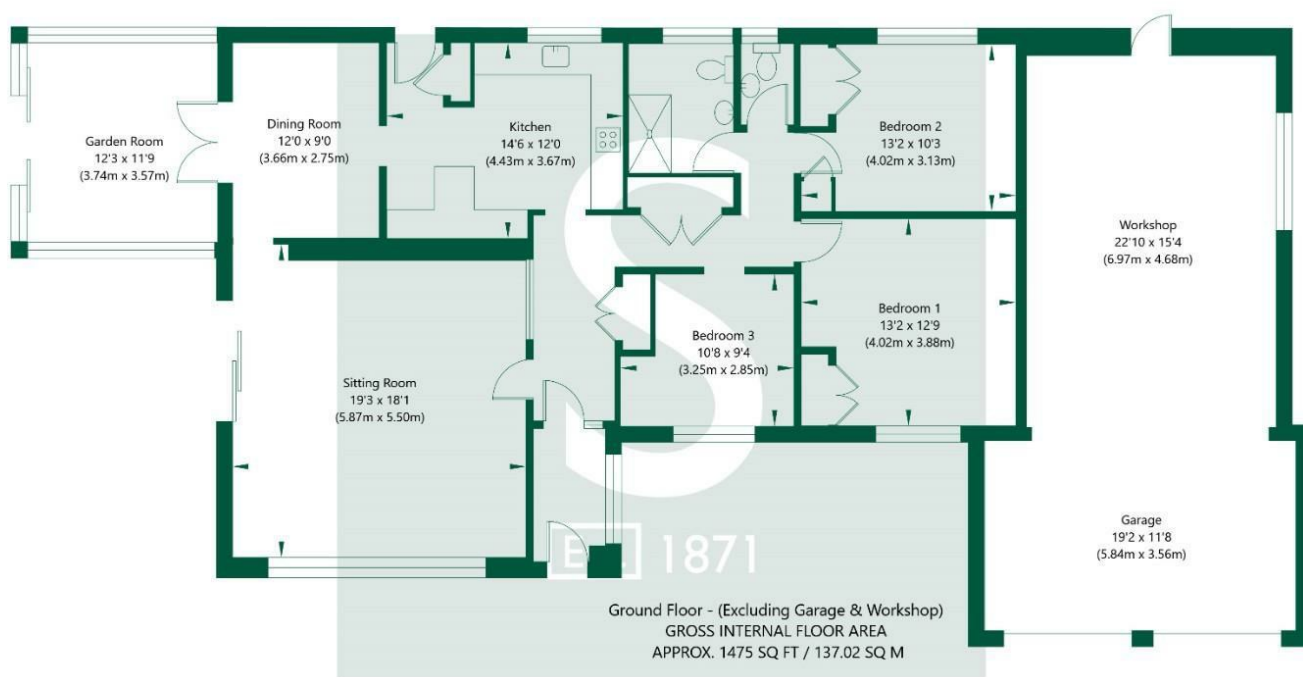
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

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





Main Street, West Haddlesey, Selby, YO8 8QA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1475 SQ FT / 137.02 SQ M- (Excluding Garage & Workshop)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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