



Acomb Grange Grange Lane, York YO23 3QZ



welcome to

Acomb Grange Grange Lane, York

A rare opportunity to acquire this four bedroom, period property set on around four acres of land. This unique property includes a residential house with gardens, consisting of a paddock to the north of the house & land to the south, including a medieval moat, a vineyard & an orchard.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

The property is accessed from a patio laid out with stone overlooking the front garden which offers opportunities for dining and entertaining,

Dining Room

15' 4" x 14' 4" (4.67m x 4.37m)

Upon entering the property from the entrance hall, is a grand dining room which is in a Queens Anne's and Georgian style, with dark wood beams, a window looking over the front of the home and two feature

arches.

Drawing Room

17' 9" x 19' 4" (5.41m x 5.89m)

The drawing room is off the kitchen/dining room, which has characterful dark wood beams, a window to the front of the home as well as a superb brick built, decorative fireplace, repurposed from a blacksmiths forge, with a bar behind, perfect for entertaining.

Music Room

16' 1" max x 14' 1" max (4.90m max x 4.29m max)

The third reception room is currently used as a music room, with a decorative fireplace, dark wood beams and to the side of the home, a window and a French door leading to the side garden.

Living Room

20' 1" x 14' 6" (6.12m x 4.42m)

The living room has wonderfully high ceilings with dark wood beams, a window looking over the rear of the home and three windows to the sides.

Rear Hallway

A great size rear hallway with a door out to a courtyard laid out to gravel and stone suitable for seating and a door in to the kitchen.

Kitchen/ Dining Room

13' 6" x 22' 6" (4.11m x 6.86m)

A spacious dining kitchen with an integrated oven and hob, a beautiful wood burning stove, a window to the rear of the home, ample space for a dining table,

Utility Room

7' 7" x 13' 10" (2.31m x 4.22m)

A fantastic size utility room with fitted wall/base units, a door to a W.C and a door to the rear of the home.

Bedroom One

18' 10" x 13' 10" (5.74m x 4.22m)

The primary bedroom has two arch windows to the

side of the home, a window to the front and multiple built in wardrobes/storage with built in seating area.

Bedroom Two

19' 10" x 13' 10" (6.05m x 4.22m)

The second double bedroom has a window to the front of the home and built in wardrobes.

Bedroom Three

16' 2" x 14' 1" (4.93m x 4.29m)

The third double bedroom is a fantastic size with two windows to the side of the home, a feature fireplace and a fantastic amount of walk in loft space.

Bedroom Four

10' 8" x 13' 6" (3.25m x 4.11m)

The fourth bedroom is an L shape, with a window to the rear of the home and an adjacent WC and washbasin.

Bathroom

The house bathroom has a w.c, a wash hand basin, a whirlpool bath tub, built in seating and a separate shower just to the left of the bathroom.

Converted Stables

The converted stables dating from about 1845 are divided into four units. One unit provides toilet and shower facilities for the caravan site. One unit was until recently used as an office for a professional practice. and two units are used as a self contained holiday let, comprising of an open plan lounge/dining room/kitchenette, a double bedroom with an en suite and a shower room.

Exterior

The entire property has a very large graveled car park for the exclusive use of the property. To the side of the driveway there is a secure storage unit which is home to a John Deere sit on lawn mower, which is included in the sale. This property is semi detached and joined to a similar building, built in the 1690's in Queen Anne style. The land that the property sits on has very impressive history, dating back to the 12th and 13th century and small parts possibly to the 4th



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Acomb Grange Grange Lane, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A UNIQUE FOUR BEDROOM, FOUR RECEPTION PERIOD PROPERTY
- APPROXIMATELY 4 ACRES OF LAND INCLUDING A SMALL 5 VAN EXEMPTED CARAVAN SITE, BEAUTIFUL GARDENS, A VINEYARD & AN ORCHARD

Tenure: Freehold EPC Rating: C

guide price

£750,000



directions to this property:

The property is located just off Grange Lane, which is accessed from Askham Lane in Acomb. To reach the property you need to drive past Westfield Primary School, which is on Grange Lane, and continue straight until you reach a junction of two roads, from here you need to stay left, continuing on Broad Lane.



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108930 - 0011

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