



Fairfield Wapping Lane | Great Edstone YO62 6PD

BoultonCooper

BC  
Est. 1801



# Fairfield Wapping Lane Great Edstone

Fairfield is a superb property offering spacious and versatile accommodation which is immaculately presented throughout. This individual architect designed house, which was built in 2015 provides a very high standard of insulation, smart underfloor heating, solar panels and LED ceiling lighting. The accommodation comprises reception hallway, good sized sitting room and dining room both having engineered oak flooring, spacious bespoke fitted kitchen, utility and cloakroom on the ground floor with spacious master bedroom with luxury en-suite, three further double bedrooms and family bathroom. Externally Fairfield enjoys a stunning rear garden, driveway and a detached stone built garage. Great Edstone is a sought after rural village with village hall, church and green lying two miles from the small town of Kirkbymoorside and is approximately equidistant from Helmsley and the market town of Pickering. The North York Moors National Park lies approximately two miles away.

**Price Guide £700,000**

## Entrance Porch

Elegant tiled and timber porch; gives access to entrance door leading to:

## Reception Hallway

With engineered oak flooring, oak staircase, spot lighting to the ceiling, built in cupboard housing underfloor heating system, double glazed window, double doors dining room, sitting room and kitchen.

## Cloakroom

Housing low flush w.c.; wash hand basin, tiled flooring.

## Sitting Room

With wood burning stove, double glazed window to the front elevation, double glazed french doors opening onto the beautiful rear garden.; spot lighting to ceiling.

## Dining Room

With engineered oak flooring, double glazed window to the front elevation and door to kitchen.

## Spacious Dining Kitchen

Comprising 1 1/2 bowl drainer sink unit with mixer tap over and set within polished granite work surfaces, extensive range of bespoke wall and base units incorporating drawer compartments and deep pan drawers, display cabinets, tiled splash backs. RangeMaster oven with extractor canopy over, built in microwave, built in fridge freezer, built in dishwasher, tiled flooring, double glazed window to the rear elevation overlooking the beautiful garden and door to outside.

## Utility Room

With built in cupboard housing hot water cylinder, built in meter cupboard, single drainer sink unit with mixer tap over and set within rolled edge work surfaces with tiled splash backs, plumbing for automatic washing machine and double glazed window.

## Attractive Galleried Landing

With spot lighting, access to roof space via loft ladder. The extensive boarded loft area provides storage but has the potential to convert to further accommodation subject to the usual planning consents.

## Master Bedroom

With vaulted ceiling, spot lighting, central heating radiator, double glazed window to the rear elevation.



## En Suite Shower Room

Comprising shower cubicle with shower unit and shower rose, wash hand basin with cupboard below, low flush w.c., chrome heated towel rail, double glazed window and tiled flooring.

## Bedroom Two

With double glazed window having superb views to the front elevation, central heating radiator and spot lighting.

## Bedroom Three

With double glazed window to the front elevation, spot lighting and central heating radiator.

## Bedroom Four

Double glazed window to the rear elevation, central heating radiator and spot lighting.

## Bathroom

With panelled bath, mermaid finish to the walls, walk-in shower cubicle with shower unit and shower rose, wash hand basin with cupboard below, low flush w.c, tiled flooring, chrome heated towel rail, spot lighting and double glazed velux window.

## Outside

To the front of the property there is a shaped laid lawn, beech tree with established flower/shrubbery borders, paved pathway to the front door.

Gravelled driveway to the side leading to five bar gate and additional parking area. Large DETACHED GARAGE with electric roller door, pitched roof, light and power, plumbing for second automatic washing machine and rolled edge work surfacing; storage.

Stunning rear garden with patio area, pathway, laid lawns, well stocked flower/shrubbery borders, wild flower bed, PREMIUM GREENHOUSE by Rhino, wildlife pond, SUMMERHOUSE, various established trees and shrubs. Additional area to the side with log store and further storage area.

The patio and paths are York Stone. The gardens have been planned to provide year round colour.

## Services

Mains electricity, water and drainage.

Oil fired central heating. Central heating boiler within warranty till 2025.

Owned solar panels supplying both electricity and hot water.

Underfloor heating to ground floor and radiators to the first floor.





**VIEWING**

By telephone appointment with the Agents  
Pickering Office. Tel: 01751 472724.

**COUNCIL TAX BAND**

Band F

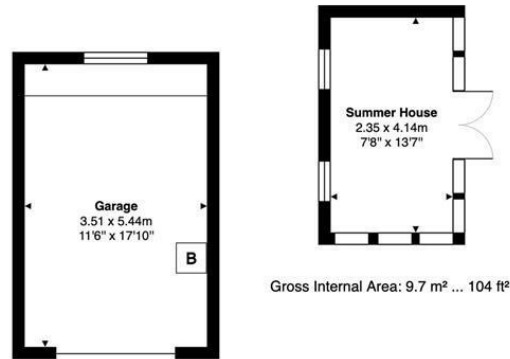
**ENERGY PERFORMANCE RATING**

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Fairfield Wapping Lane | Great Edstone

Fairfield, Wapping Lane, Great Edstone, YO62 6PD



Gross Internal Area: 145.7 m<sup>2</sup> ... 1569 ft<sup>2</sup> (excluding garage, garden room)

All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk

Gross Internal Area: 19.1 m<sup>2</sup> ... 205 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 73.3 m<sup>2</sup> ... 789 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 72.4 m<sup>2</sup> ... 780 ft<sup>2</sup>

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St Georges House 39 Market Place, Pickering,  
YO18 7AE  
t: 01751 472724  
e: [reception@boultoncooper.co.uk](mailto:reception@boultoncooper.co.uk)  
[boultoncooper.co.uk](http://boultoncooper.co.uk)



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