



Dunkeld Hungerhill Lane | Wombledon, York

A flexible five bedroom detached house with separate annexe, range of ancillary outbuildings, gardens and paddock land extending in all to 2.6 acres or thereabouts.

Dunkeld is attractively situated on the southern edge of the popular village of Wombledon, with delightful views across its own land to open countryside beyond. Viewing highly recommended to appreciate the space on offer and adaptable accommodation offer.

- Five bedroom detached house
- Two Bathrooms and separate WC
- Delightful gardens and paddock land
- Five reception rooms
- One bedroom Annexe (part completed) and Outbuildings
- In all 2.6 acres or thereabouts

Guide Price £750,000



Dunkeld Hungerhill Lane | Wombledon, York



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

17'1" x 5' (5.21m x 1.52m)

Timber framed double glazed window to the rear.

OFFICE

10' x 9'11" (3.05m x 3.02m)

WORKSHOP

10' x 10' (3.05m x 3.05m)

SEPARATE CLOAKROOM

KITCHEN

11' x 9'6" (3.35m x 2.90m)

Range of fitted base and wall units, stainless steel sink and drainer with chrome mixer taps, integral double oven, wall mounted gas fired boiler. Pantry cupboard with serving hatch to dining room.

DINING ROOM

13'11" x 12'11" (4.24m x 3.94m)

Gas fireplace on marble hearth with stone surround, timber mantelpiece, dual aspect windows.

LIVING ROOM

12'11" x 13'11" (3.94m x 4.24m)

Bay window, upvc double glazed sash window to rear, gas fireplace on stone hearth, double radiator

RECEPTION HALL

16'5" x 10'11" (5.00m x 3.33m)

Sliding door to outside, staircase to first floor.

FIRST FLOOR

LANDING

11'1" x 10'11" (3.38m x 3.33m)

Single radiator.

BEDROOM 1 (NE)

13'11" x 12'11" (4.24m x 3.94m)

Fitted wardrobes with mirrored doors, upvc double glazed windows to front.

BEDROOM 2 (SE)

12'10" x 13' (3.91m x 3.96m)

Fitted wardrobes, upvc double glazed window to the rear.

BEDROOM 3 (SW)

15'9" x 11' (4.80m x 3.35m)

Double radiator, upvc double glazed window to rear.

BEDROOM 4 (NW)

12' x 9' (3.66m x 2.74m)

Double radiator, upvc double glazed window to front

BEDROOM 5 (S)

10'11" x 9'3" (3.33m x 2.82m)

Fitted wardrobes, upvc double glazed window to the rear.

BATHROOM

8'11" x 5'5" (2.72m x 1.65m)

Panelled bath with shower over, wash basin, 2 no. airing cupboards with hot water cylinder, 2 no. loft hatches.

SEPARATE WC

5'7" x 2'8" (1.70m x 0.81m)

BATHROOM 2

8'9" x 6'1" (2.67m x 1.85m)

With panelled bath, low flush WC and hand wash basin, corner shower cubicle.



TO OUTSIDE

The property is approached along a private driveway with parking area to the side. To the front there is a low level stone wall with gravelled gardens. To the rear, there are delightful lawned gardens with herbaceous borders, pond and summerhouse. The gardens enjoy an enviable southerly aspect across it's own paddock land to open countryside beyond.

OUTBUILDINGS:

ANNEXE

42' x 15'4" (12.80m x 4.67m)

Gross external area measurement

Brick construction under a clay pantile roof. The Annexe is part way through its conversion, following planning consent dated February 2014 (AppRef:13/01412/FUL) which granted the following: 'Change of Use and Alteration of outbuilding to form a 1 bedroom self-contained residential annexe.' The proposed internal layout comprises open plan living/dining area, separate kitchen, Bedroom 1 and Bathroom.

GENERAL PURPOSE BUILDING

41'8" x 16' plus 41'8" x 13" (12.70m x 4.88m plus 12.70m x 3.96m)

Concrete block construction, concrete floor, under a PCI roof, with lean to comprising car port and workshop.

ADJOINING BUILDING

29'7" x 15'1" (9.02m x 4.60m)

With roller shutter door to side elevation, monopile roof.

LAND

To the south of the homestead comprises a level parcel of useful paddock land, enclosed to all sides. There is a separate access into the paddock from Hungerhill Lane. In all 2.6 acres or thereabouts.

SERVICES

Mains water, drainage, electricity and gas. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

From our Malton office, proceed on the B1257 towards Hovingham, continuing through Hovingham village. Turn right on to The Avenue, signposted towards Nunnington and Kirkbymoorside and continue for approximately 4 miles on Hungerhill Lane. Dunkeld can be found on your left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO62 7RX.

COUNCIL TAX BAND

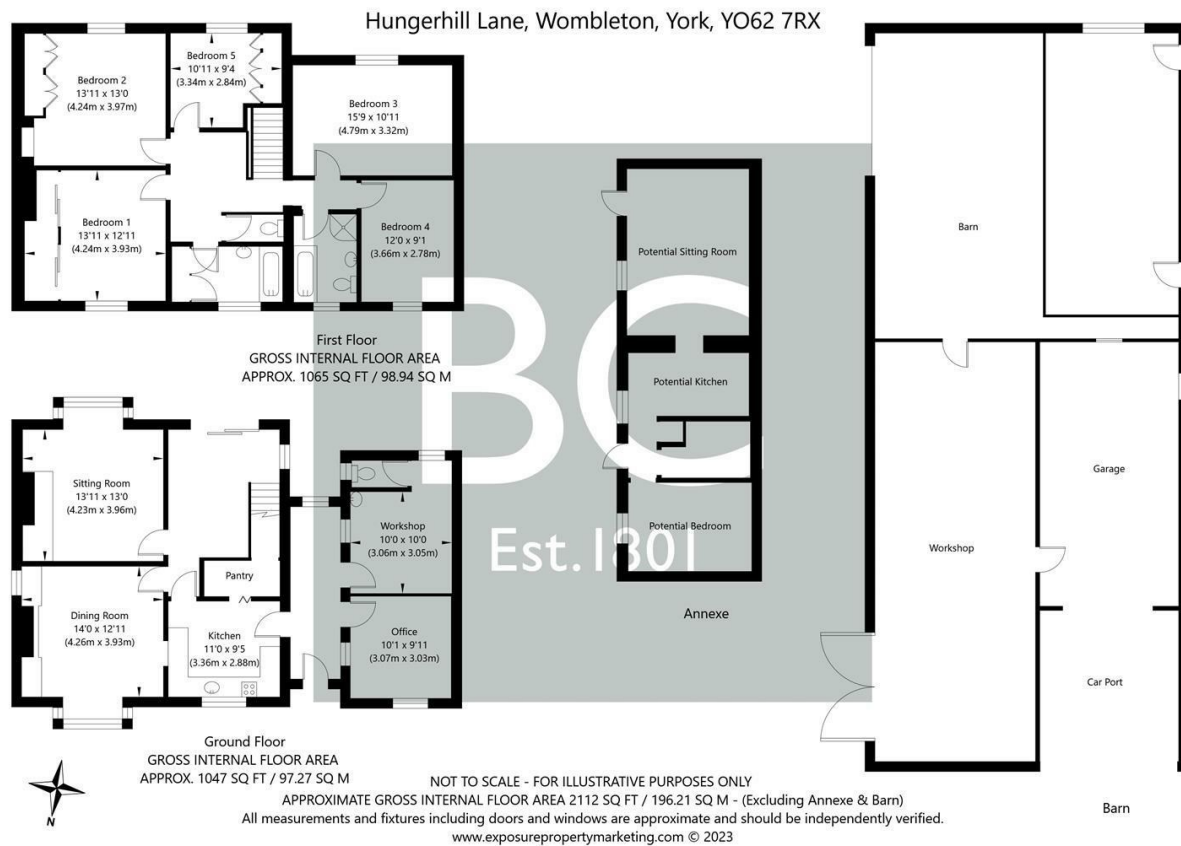
We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton office.



Dunkeld Hungerhill Lane | Wombledon, York



VIEWING

Strictly by appointment with the Agents

COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

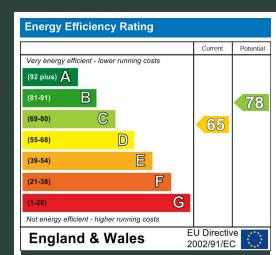
D

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract, (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801