



## 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**



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## 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

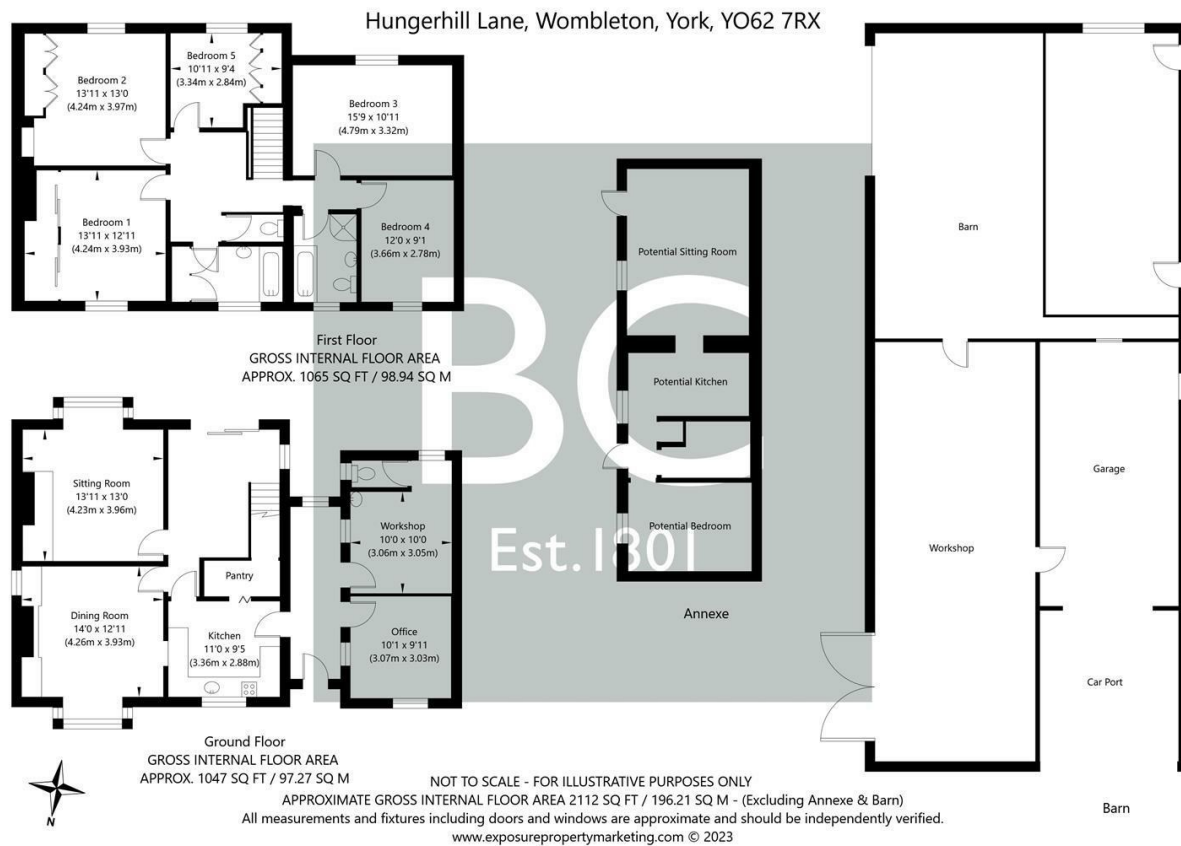
We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

#### ENERGY PERFORMANCE RATING

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



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## COUNCIL TAX BAND

F

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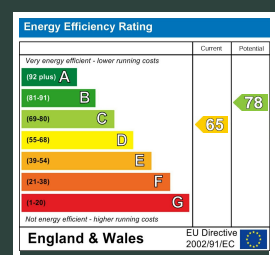
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**BC**  
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