



**Water End, Holme on Spalding Moor, York, YO43 4HA**



• A substantial family home with over 3700 sqft of accommodation • Circa five acres of land, 10 stables, outbuildings & manège • Living room, dining room & garden room • Snug & music room • Home office, wine store & utility room • Five bedrooms one with a dressing room & en-suite • Family bathroom • Formal gardens • Gated off street parking • EPC =

D

## Guide Price £749,950

This exceptional five bedroom family home boasts approximately 3700 sqft of living accommodation, circa 5 acres of land, 10 stables, outbuildings and an all weather manège. Parts of the property are thought to date back to 1850 and have been extended and modernised in recent years. It now offers well proportioned rooms, which are adorned with high specification fixtures and fittings throughout. Original features within the property include exposed beamed ceilings, stone work and rustic brick inglenook fireplaces.

The ground floor accommodation offers five reception rooms including a living room, dining room, music room, snug and a garden room. The kitchen has an array of fitted base units with contrasting work surfaces, one of which incorporates a Belfast sink. The focal point within this room is an exposed brick feature fireplace with a raised log burning stove at its centre. Integral appliances include an electric range, dishwasher and a wine cooler. Off the kitchen you will find a home office, a pantry which doubles up as to a wine storage room, a downstairs bedroom with a wet room close by and an impressive utility room.

There are four double bedrooms on the first floor, one of which is the master suite. This offers a spacious bedroom area, which has French doors opening onto a balcony with panoramic views over the paddocks and fields beyond. The dressing room has bespoke solid wood units, which offers clothes rails, shelving and drawers whilst an en-suite bathroom can be found adjacent. A family bathroom services the three remaining bedrooms, which offers a roll top bath, shower cubicle, pedestal hand basin and a WC.

Externally, gates open through to a large parking area with the eight paddocks and two stallion paddocks beyond, all of which are all post and rail fenced with water to each field. There is a flood lit all weather manège, seven stables, patio area, formal gardens, hay barn, tractor shed, tack room, store room and feed room. There is an additional vehicular access to the roadside.

All said, this beautiful family home offers everything for those seeking a rural home with excellent equestrian facilities.







**A SUBSTANTIAL FAMILY HOME WITH CIRCA 5 ACRES OF LAND, OUTBUILDINGS, STABLES & MANÉGE**





**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	60	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating



Address: Water End, Holme-on-spalding-Moor, York, North Yorkshire, YO43 4HA

Reference: 1909



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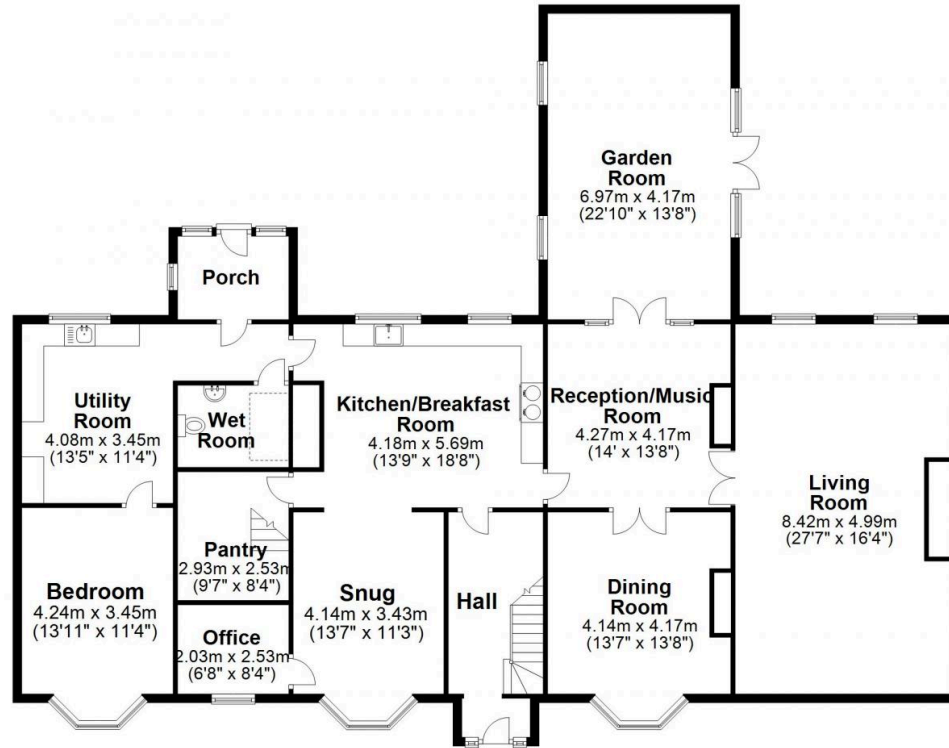


Offices in York, Pocklington and Market Weighton

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### Ground Floor

Approx. 214.7 sq. metres (2311.5 sq. feet)



### First Floor

Approx. 124.3 sq. metres (1338.3 sq. feet)



Total area: approx. 339.1 sq. metres (3649.8 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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