

RM
English



Sancton Road, Market Weighton, York, YO43 3DB

- House with circa 3000 sqft • 4.8 acres in total • Three agricultural buildings • Kitchen & separate utility room • Three reception rooms • Four double bedrooms, two with en-suite facilities. Family bathroom • Extremely private & secure • Cast iron electric gates • Timber garden sheds & two greenhouses • EPC = D

Guide Price £875,000

If you looking to upsize, like the idea of owning land, require a range of quality outbuildings, then look no further as this property provides all of the above and so much more. The house itself has been beautifully maintained by the current vendors and comprises of numerous reception rooms, an immaculate kitchen, a separate utility, large double bedrooms, multiple en-suites and a family bathroom. There is a double garage attached with electric roller doors, circa 4.8 acres and three versatile agricultural buildings that will surely appeal to anyone that requires space. This property really is a rare find so a viewing is highly recommended to fully appreciate everything that it has to offer.

The entrance hall has doors off to two sides and stairs leading to the first floor. The living room has two window seats to the left and a log burner at its centre, perfect for the colder winter months. Beyond you will find the garden room which is a good size and naturally very light. There is a door from here that opens to the drive and provides a lovely space for entertaining guests or relaxing in the summer months.

To the other side of the hall you will find the formal dining room with space for a good size table with chairs. The kitchen has been fitted with two granite worktops, one of which incorporates a stainless steel sink with drainer. There is Rangemaster cooker with a five ring hob over, multiple storage cupboards, space for a fridge and a breakfast table. The utility room has a fitted worktop with storage below, a dishwasher and space for additional white goods. At the far end there is a w/c, storage cupboard and a door out to the patio.

There are two double bedrooms to the ground floor, both with window seats and a family bathroom comprising bath with shower over, hand basin with storage below, low level w/c and a chrome heated towel rail. To the first floor there are two further good sized double bedrooms, both with built in wardrobes and en-suite facilities. A home office completes the internal accommodation.

Externally the property is fully enclosed by a substantial mature hedge which provides privacy. Cast iron electric gates can be found at the entrance and give access to the sweeping gravelled drive. The formal gardens extend to 1.75 acres and is mainly laid to lawn with a variety of specimen trees dotted throughout. There are two timber garden sheds, a timber workshop and two greenhouses. The 3.00 acre paddock is beyond and is perfect for keeping livestock. A pond can be found at the far end just before the small area of woodland which is also included. There is a 60 x 40 fully enclosed steel portal framed building with a roller door, power and lighting. This has a 30 x 17 lean too attached. There is a 90 x 22 stable block that is currently being used as a workshop and a 50 x 20 open fronted steel portal framed building at the rear.





A STUNNING FAMILY HOME WITH 4.8 ACRES AND A RANGE OF BUILDINGS



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	88

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage.



Address:
Reference: 1672

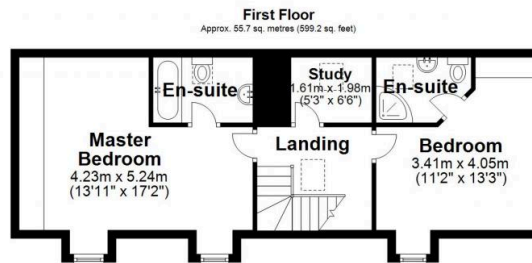
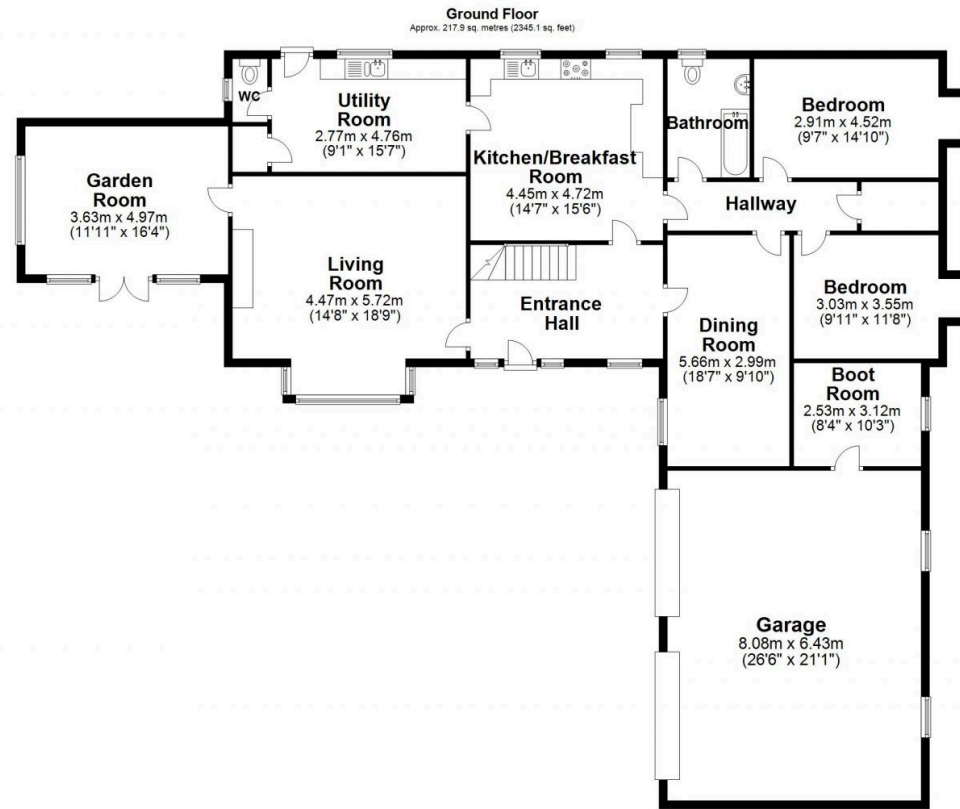


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Offices in York, Pocklington and Market Weighton

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Total area: approx. 273.5 sq. metres (2944.2 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plan produced using PlanUp.

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