

STUTTON

Stutton is a small village to the south of Tadcaster enjoying a rural setting yet convenient for the commercial centres of Leeds and York. The A1 and A64 are both convenient, by car and the M1/A1 link road enables ease of travelling further afield.

DIRECTIONS

From Tadcaster follow Stutton Road as far as the crossroads before turning left into Weedling Gate. First right into Church Crescent and then continue into Green Lane. Proceeding along Green Lane for a few hundred yards and the property is then identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

A unique opportunity to acquire a three bedroom detached property with planning consent dated 10th September 2008 reference 2008/0994/FUL to raise the wall and roof height to create first floor accommodation to include dormer windows to front and rear elevation. The shell has been completed and provides a purchaser the opportunity to complete the works to their own individual style and specification. The property presently is in need of modernisation on the ground floor and benefits from oil fired central heating and double glazed windows. The total site includes a double garage with lawned gardens to front and side, the rear includes the former railway embankment together with railway arch, storage yard with container and portacabin with separate access off Green Lane, as well as a 2.12 acre paddock and additional triangular shaped piece of land to the west of the former railway line.

The accommodation in further detail giving approximate room sizes includes :-

GROUND FLOOR

RECEPTION HALL

4.22m x 2.39m (13'10" x 7'10")
UPVC entrance door, ceiling cornice.

OPEN PLAN LIVING/DINING KITCHEN

9.8m x 4.83m (32'2" x 15'10") overall
Double glazed windows to three sides, wood burning stove, two radiators, ceiling cornice.



Kitchen area with wall and base units including cupboards and drawers, work surfaces with tiled walls, one and a half bowl stainless steel sink unit and mixer tap, oil fired AGA, dishwasher, fridge, double glazed window to rear.



UTILITY / PORCH

2.01m x 1.52m (6'7" x 5'0")
Tiled floor, part tiled walls, exposed stone wall, plumbed for automatic washing machine, oil fired central heating boiler.

BEDROOM ONE

4.39m x 2.95m (14'5" x 9'8")
Double glazed window to two sides with rural aspect, radiator, fitted wardrobes, cupboards and drawers, dressing table, two built in double wardrobes.



BEDROOM TWO

3.3m x 2.92m (10'10" x 9'7")
Double glazed window to rear, radiator, fitted wardrobes and top cupboards, ceiling cornice.

BEDROOM THREE

3.02m x 2.31m (9'11" x 7'7")
Double glazed window to rear, radiator.

BATHROOM

Coloured suite comprising panelled bath with shower above, low flush w.c., vanity wash basin with cupboards under, part tiled walls, double glazed window, heated towel rail.

EXTENSIVE LOFT AREA

12.19m x 6.45m (40'0" x 21'2") overall
Divided into two sections, part of which is fully boarded and insulated and provides potential for further living accommodation, subject to necessary approvals.

TO THE OUTSIDE

Gravelled driveway with parking for four vehicles gives access to :-

DETACHED GARAGE

6.12m x 4.09m (20'1" x 13'5")
With light and power, two double glazed windows, storage cupboard and shelving. To the rear of the garage is a :-

WASH HOUSE

2.13m x 1.93m (7'0" x 6'4")

GARDENS

There are lawned gardens to front and side with extensive paved patio area to rear. The rear garden extends up to an include the embankment and former railway line and includes :-



STORAGE YARD

With steel container, portacabin and open store.

The sale also includes one of the :-

ORIGINAL THREE RAILWAY ARCHES

7.34m x 4.52m (24'1" x 14'10")
Dating back to 1846 and now enclosed is a useful workshop with work bench and wood burning stove. A door at the rear gives access to an enclosed courtyard. Half of the middle arch is in the clients ownership through which is a right of way.



Also included in the sale is a :-

GRASS Paddock

Water and electricity available.