





Swallow Lodge Thicket Grove Thorganby

York, YO19 6EN

£1,250,000

 6  4  5 

A RARE OPPORTUNITY TO PURCHASE THIS LARGE 6 BEDROOM DETACHED HOUSE WITH APPROX 4 ACRES AND EQUESTRIAN AREA TO THE REAR ALONG WITH A 12 BERTH CARAVAN PARK. Set in this sought after village within Fulford school catchment, located close to a bus route direct into York City Centre, the property provides extremely spacious living accommodation comprising entrance hall, large living room, garden room, snug or formal dining room, study, dining kitchen, utility room, large games room, staircases leading to 6 bedrooms including master suite with dressing room and shower room and 2 further en-suite bedrooms (these could be used as a separate annex). To the outside is a large driveway providing ample off street car parking leading to an integral double garage and formal lawned gardens. The equestrian area to the rear includes stables, tack room, arena sand area and fenced paddocks. The caravan park has a separate entrance and has electricity and water. An internal viewing of this fabulous property is highly recommended.

**Notes**

Thorganby is an attractive semi rural village located approximately 8 miles south-east of York within the highly sought after Fulford school catchment area. There is a lovely community feel within the village which includes a village hall, local pub (advised soon to reopen) and has easy access into York and onto major routes out of the city.

The equestrian part of this property is exceedingly well maintained and has access to a no through country lane which leads to Escrick Park Estate, offering off road hacking and cross country course.

The caravan park has 12 bays which has a separate access from the side country lane.. There is electricity and water to the site.

The property itself provides tasteful and well presented versatile living accommodation with a number of reception rooms for a large family and good sized bedrooms. Two of the bedrooms are accessed from a rear staircase and the owners have used for Airbnb for additional income.





## Property Details:

**Entrance Hallway**

**Cloaks/WC**

**Sitting Room**

17'11 x 14'7 (5.46m x 4.45m)

**Dining/Garden Room**

14'1 x 9'7 (4.29m x 2.92m)

**Study**

12'10 x 9'5 (3.91m x 2.87m)

**Snug**

13'5 x 11'0 (4.09m x 3.35m)

**Kitchen/Diner**

16'1 x 14'5 (4.90m x 4.39m)

**Inner Hallway**

**Utility Room**

**Games Room**

17'7 x 16'7 (5.36m x 5.05m)

**Cloaks/WC**

**Bedroom With Dressing Room & En-Suite**

14'7 x 11'1 (4.45m x 3.38m)

**Bathroom**

**Bedroom**

9'5 x 9'2 (2.87m x 2.79m)

**Bedroom**

9'3 x 8'2 (2.82m x 2.49m)

**Bedroom**

12'5 x 10'10 (3.78m x 3.30m)

**Bedroom With Dressing Room & En-Suite**

14'2 x 10'7 (4.32m x 3.23m)

**Annex/Bedroom 6**

16'11 x 16'7 (5.16m x 5.05m)

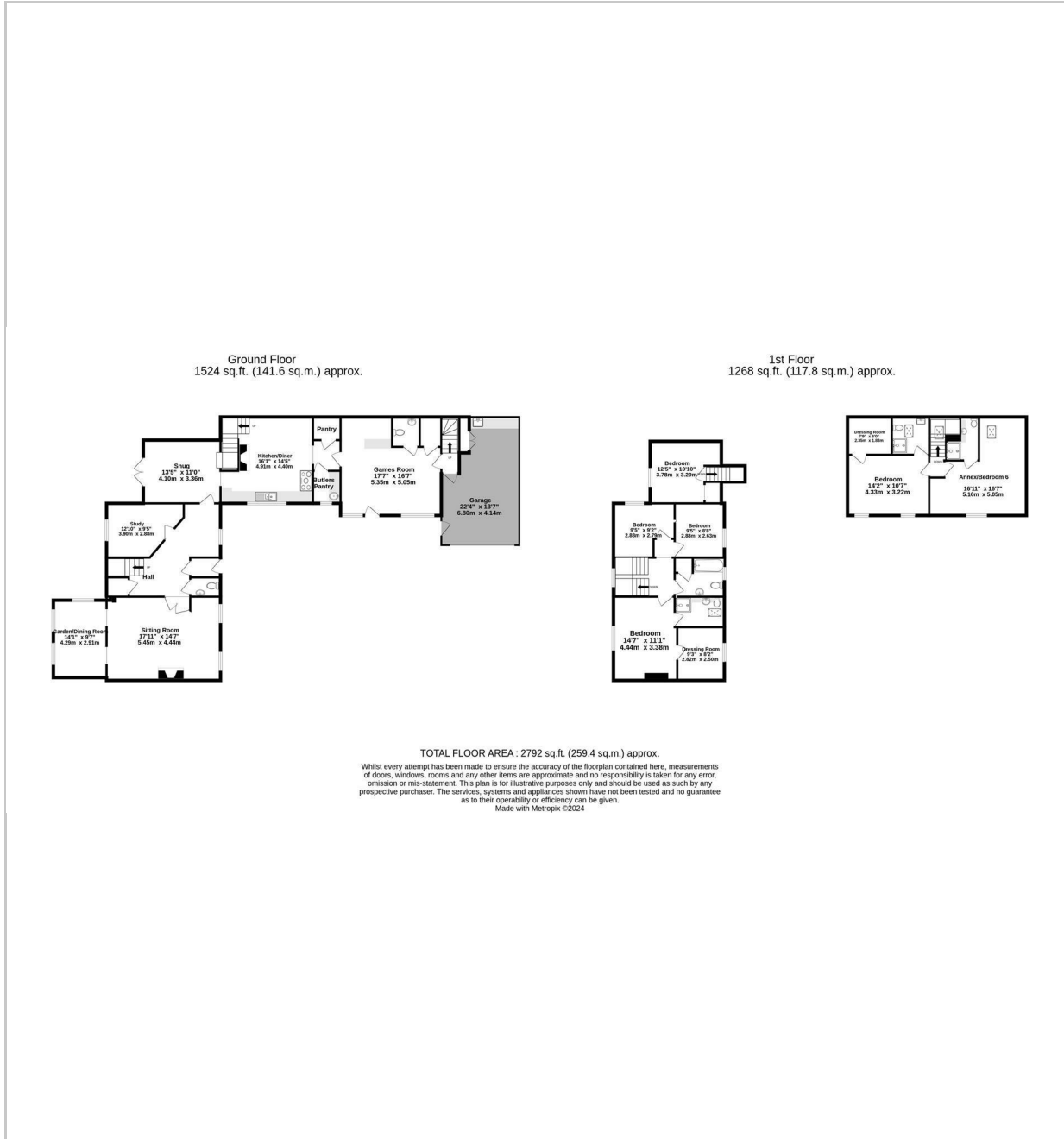
**Shower Room**

**Formal Gardens**

**Integral Double Garage**

22'4 x 13'7 (6.81m x 4.14m)

# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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