



Swallow Lodge Thicket Grove Thorganby

York, YO19 6EN

£1,100,000



A RARE OPPORTUNITY TO PURCHASE THIS LARGE 6 BEDROOM DETACHED HOUSE SET IN JUST UNDER 2 ACRES WITH AN EQUESTRIAN AREA TO THE REAR. 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.. 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 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

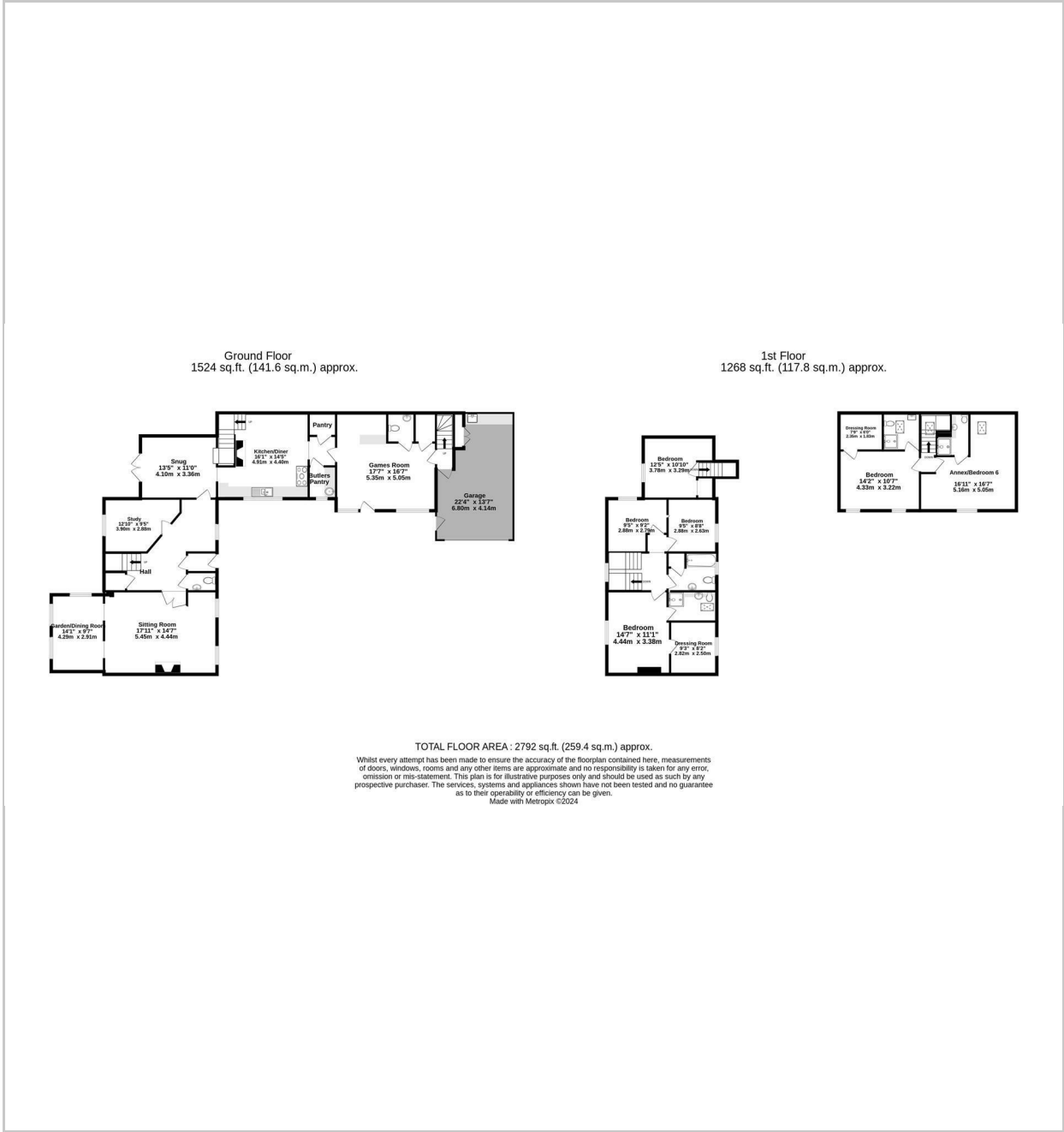
22'4 x 13'7 (6.81m x 4.14m)

Note

The owners have advised the agents on the size of the plot and purchasers should seek verification on this.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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