



**HUNTERS**<sup>®</sup>

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High Bohemia House Plainville Lane, Wigginton, York, YO32  
2RG



# High Bohemia House Plainville Lane, Wigginton, York, YO32 2RG

Guide Price £795,000

\*\*\* REMOTE RURAL LOCATION \*\*\* STUNNING PANORAMIC COUNTRYSIDE VIEWS \*\*\* EXTENDED 4 BED DETACHED FAMILY HOME  
\*\*\* ENSUITE TO MASTER \*\*\* 2 RECEPTION ROOMS \*\*\* BREAKFAST KITCHEN \*\*\* DETACHED DOUBLE GARAGE WITH HOME  
OFFICE \*\*\* OIL HEATING \*\*\* EPC RATING D \*\*\* COUNCIL TAX BAND D

Want to live away from it all yet only 8 miles from the centre of York then this could be for you! This property is located in a completely rural position enjoying delightful panoramic views across the countryside, it really has to be seen to be appreciated.

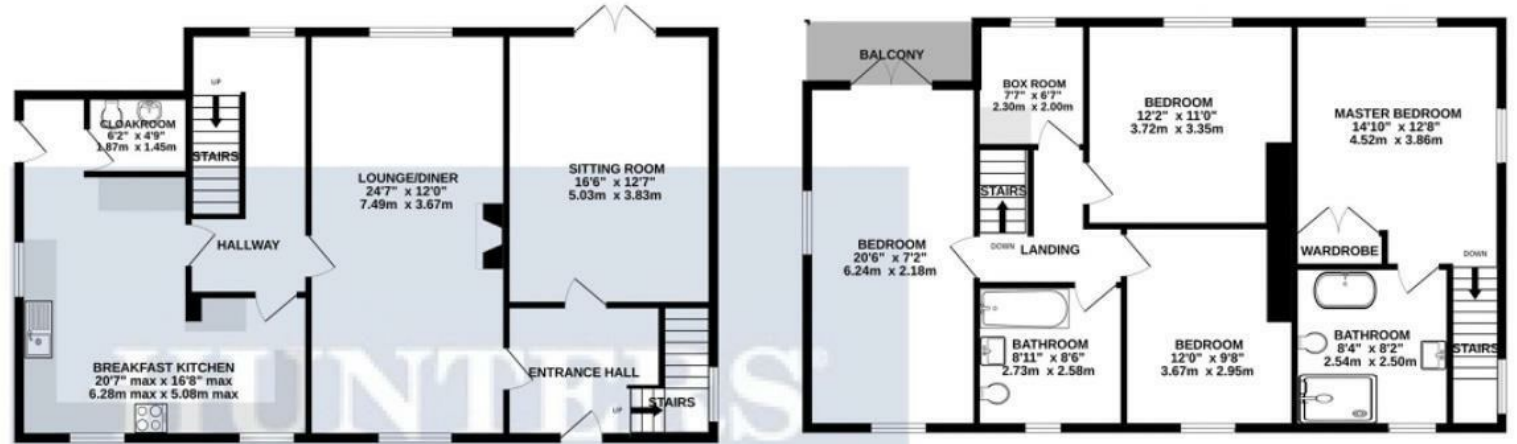
The owners have lived here for over 20 years and extended the original 3 bed detached house with extensions on both sides to now provide 2 reception rooms and the breakfast kitchen on the ground floor as well as 4 bedrooms and study on the first floor, family bathroom and ensuite bathroom to the principal bedroom.

This is a rare opportunity to find such a secluded house and we encourage a viewing at your earliest opportunity. Call Hunters on 01904 750555

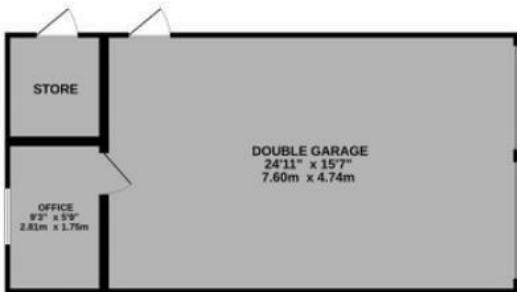
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GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.

1ST FLOOR  
977 sq.ft. (90.7 sq.m.) approx.



DETACHED GARAGE



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TOTAL FLOOR AREA : 1962 sq.ft. (182.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>76</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

- REMOTE RURAL LOCATION
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- EXTENDED 4 BED DETACHED FAMILY HOME
- ENSUITE TO MASTER
- 2 RECEPTION ROOMS
- BREAKFAST KITCHEN
- DETACHED DOUBLE GARAGE WITH HOME OFFICE
- OIL CENTRAL HEATING
- COUNCIL TAX BAND: D EPC RATING D

### Property Description

On entering the property, you are welcomed into an entrance hall where there are stairs to the main bedroom and doors into a sitting room and a dining lounge.

Located to the front elevation of the home, the sitting room has a central heating radiator and a window to the front elevation. The dining lounge offers ample space for both living and dining furniture, again, there is a central heating radiator and windows to the front and rear elevations. There are also doors providing access into the entrance hall, breakfast kitchen and inner hall.

The breakfast kitchen is well equipped with a range of fitted units and a host of integrated appliances. There is a central heating radiator, windows to two elevations, access to a cloakroom and doors to the inner hall, dining lounge and an external door to the garden. Also accessed from the kitchen is a downstairs cloakroom which is fitted with a toilet and a hand wash basin.

Completing the ground floor is the inner hall which has doors to the dining lounge and kitchen. There is also a window to the front elevation and stairs to the first-floor accommodation.

In total this property has four bedrooms and an additional box room to the first floor which makes an ideal study with southerly views across the fields, there is also an ensuite shower room accessed from the principal bedroom and a further house bathroom serving the remaining bedrooms. The second bedroom has the benefit of a balcony offering uninterrupted views towards York! The main bedroom and ensuite is accessed from the entrance hall whereas all other bedrooms and the house bathroom are accessed from the staircase from the inner hall. Due to the location of this property, all bedrooms have rural views across the open countryside.

The ensuite serving the main bedroom is fitted with a bath, a separate shower cubicle, a pedestal hand wash basin and a toilet. The house bathroom has been designed as a wet room which is fully tiled with an open shower, a bath, a pedestal hand wash basin and a toilet.

Externally this property offers well established manageable gardens providing

various seating areas (including an open-sided wooden gazebo with views across the adjacent fields and a paved patio area) for entertaining in the summer months. This property also offers off-street parking with the addition of a detached garage with power and lighting with a separate office and a separate garden store to the rear.

### Additional Information

- Tenure: Freehold
- Oil central heating
- Double Glazed Windows
- Council Tax Band: D (North Yorkshire / Hambleton)
- EPC Rating D
- Drains - Septic Tank

Agents Note: The separate gravelled area on the lane next to the property is not within this Title. The Oil tank is located to the rear of the garage/office and sited on the neighbouring farmer's field. Please be aware that there is a public footpath adjacent to the property in the field to the side of the garage, the vendor informs us that it has seldom been used whilst they have lived there

### Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



























