



## *22 High Street, Snainton, YO13 9AE*

*£525,000*

- *DETACHED FARM HOUSE*
- *MODERN FAMILY BATHROOM SUITE*
- *TWO EN SUITE SHOWER ROOMS*
- *FIVE DOUBLE BEDROOMS*
- *TWO RECEPTION ROOMS*
- *EXTENSIVE GARDENS AND OUT BUILDINGS*
- *FITTED KITCHEN/DINING AREA*
- *UTILITY ROOM*
- *OFF STREET PARKING AND GARAGE*

## *22 High Street, Snainton YO13 9AE*

*Andrew Cowen Estate Agents are PLEASED to present to the market this FIVE BEDROOM, DETACHED FARM HOUSE STYLE PROPERTY offering a NUMBER OF OUTBUILDINGS, EXTENSIVE GARDENS and OFF STREET PARKING FOR MULTIPLE VEHICLES situated in the village of SNAINTON. This property is full of CHARM and CHARACTER and would appeal to a GROWING FAMILY looking for their 'FOREVER HOME';*



Council Tax Band: D



*This sizable accommodation briefly comprises; entrance hall leading into the contemporary, fitted kitchen/diner with Range Master cooker and Belfast style sink. There is also two separate lounge areas, one complete with open fire and one boasting a wood burner and feature paneling. The downstairs also offers a separate utility room/boot room. To the first floor, there are three, good-sized double bedrooms, one of which comes complete with en-suite shower room, plus a modern, four-piece family bathroom suite with separate walk in shower. There are also a further two double bedrooms to the 2nd floor and an en-suite shower room from the master. Externally, the property boasts extensive, enclosed lawned gardens to the rear, as well as a number of out buildings currently occupying as a home gym and a garden store, which can be used for a host of purposes. There is also an open garage with off-street parking for a number of vehicles.*

*Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village has a shop, hairdressers, primary school, recreation ground, parish church two pubs and a restaurant and is also well placed for access to the A64 and the railway station at Malton with links to York and beyond.*

*This property boasts characterful and traditional features throughout, from the exposed wooden beams and original fireplaces, this property is truly a 'one of a kind' property and would appeal to somebody looking for their 'forever' family home. Internal viewing is highly recommended to appreciate the space, character and land that this stunning property features. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

**\*\*PLEASE NOTE, THIS PROPERTY IS A LISTED BUILDING\*\***









Approximate total area<sup>m</sup>  
 2087.39 ft<sup>2</sup>  
 193.93 m<sup>2</sup>

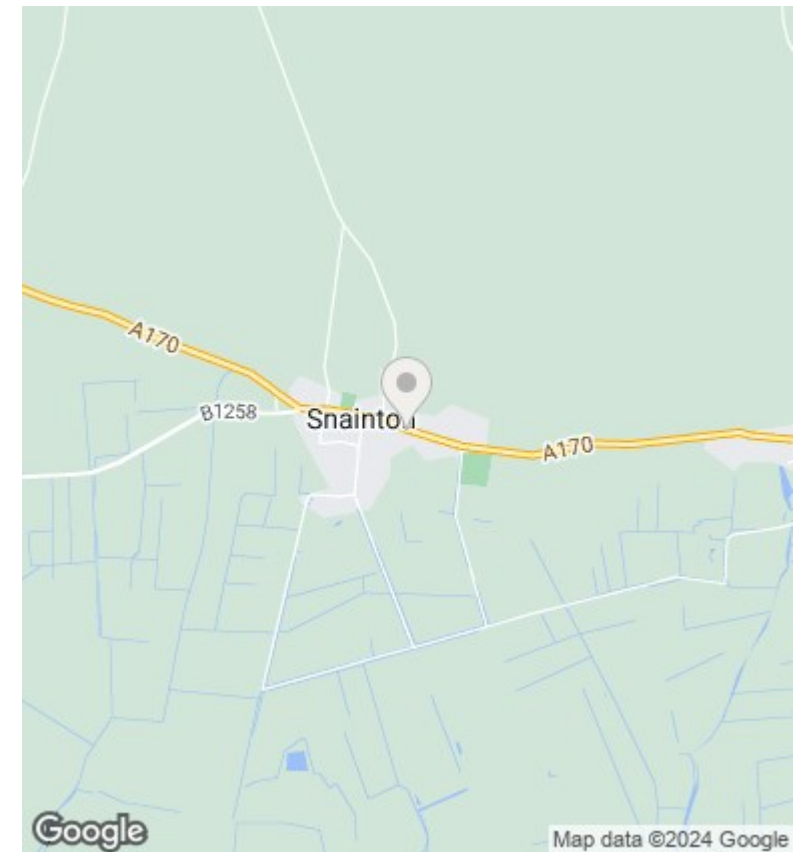
Reduced headroom  
 94.03 ft<sup>2</sup>  
 8.74 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		94
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
 Call 01723 377707 to make an appointment.

Thinking of selling? Call for your FREE, no obligation valuation on 01723 377707 today!