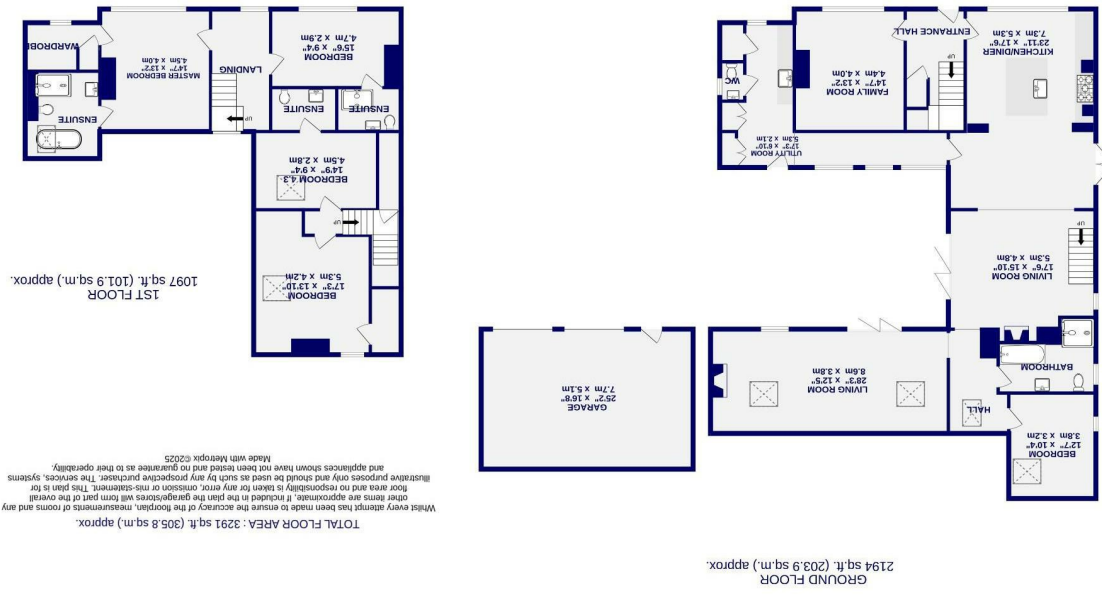




Laytham, York YO42 4PS

Freehold
Council Tax Band - D

- Converted Georgian Farmhouse
- Five Generous Double Bedrooms
- Three Ensuite Bedrooms
- Separate Downstairs WC & Bathroom
- Utility & Boot Room
- Charming Original Features
- Generous & Versatile Accommodation
- Stunning Countryside Views
- Double Garage & Workshop
- Electric Car Charging Point



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Laytham, York
YO42 4PS

£1,000,000

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Welcome to Laytham Green Farm, proudly offered to the market by Ashtons Estate Agents. This wonderful extended Georgian farmhouse positioned on a generous countryside plot offers a versatile family home and accommodation, located just outside Laytham, close to highly regarded Primary and Secondary Schools of Melbourne and Pocklington. The local supermarkets and amenities of the market town of Pocklington are a few miles away including shops, restaurants, cafes, wines bars, sports and leisure facilities such as fitness centres, the cricket club, a gliding club and the illustrious museum and gardens at Burnby Hall. York is a half hour journey away by car, and the nearby Howden train station, which offers free parking, offer a direct two-hour line to London.

This unique and beloved family home is a perfect blend of contemporary and modern living whilst keeping the charm and character of the Georgian period features such as the exposed beams and brickwork. The property is surrounded by the beautiful gardens, full of wildlife and nature, wrapped in a blanket of our stunning English countryside.

To the front of the property is the entrance hall and to the right is a large light and airy family room currently used by the owners as a playroom. As this opulent home is over 3,000 square foot and is designed around a private focal courtyard space, the natural entrance to this home is by entering the impressive, glazed courtyard entrance hall. This generous lobby and boot room with utility area, and separate WC, has a naturally lit, double height, exposed original brick passageway inviting you into the true heart and hub of the home, kitchen diner and family living room, with original period features, such as the immense brick and oak fireplace.

