



Main Street Askham Bryan, York YO23 3QU

Freehold
Council Tax Band - F

- Detached House
- Four Double Bedrooms
- Two Bathrooms
- Planning In Place for Further Extensions
- Landscaped Rear Garden and an approximately 0.48 acres paddock
- Large Driveway and Detached Garage
- EPC C



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£800,000

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Field House enjoys a superb position at the quiet eastern edge of Askham Bryan, surrounded by open countryside on two sides. Built in 1988, this detached family home offers generous and versatile living space, landscaped gardens, a double garage and the rare advantage of an adjoining field extending to nearly half an acre.

The ground floor is arranged around a wide entrance hall with cloakroom, a bright living room with open fire, dining area and snug stretching almost forty feet, all enjoying excellent natural light and French doors to the garden. The kitchen breakfast room offers space for family dining and a modern fitted kitchen, complemented by a separate study or playroom and a utility room. The first floor provides four double bedrooms and a house bathroom, with the principal bedroom enjoying open views and its own en suite.

A major attraction is the granted planning approval (ref 22/00113/FUL) for a first floor rear extension, single storey front infill extension and replacement windows including bi folding doors. If completed, this scheme would significantly increase the accommodation, including the creation of a loft room with en suite, as well as enhanced space on both the ground and first floors.

The gardens have been thoughtfully landscaped with a raised terrace, shaped lawn and fruit trees, leading directly into the adjoining wildflower meadow field measuring approximately 0.48 acres. A sweeping gravel driveway leads to the detached double garage with power, light and twin roller doors.

