

LANCASTER
SAMMS

9 Hempland Lane, York

York

£750,000



A stunning period home, thoughtfully remodelled and extended to a high specification, including a remarkable dining kitchen space. Built in 1939 of attractive brick under a pantile roof, the property also boasts an exceptional rear garden and is choicely located close to the city.

Approached through a handmade Accoya door, sympathetically reproduced in the traditional art deco style, a delightful, panelled hallway leads to principal accommodation and handy ground floor/WC.

The charming bay fronted lounge to the front elevation includes a period fireplace and handmade storage in the alcoves. The centrepiece of the house is the large open plan extension to the rear elevation which incorporates a kitchen/dining/family room, with the garden beyond framed by full height sliding doors. The high specification argon filled doors are wall to wall and floor to ceiling for maximum effect, complemented by dual lanterns above.

The kitchen features contemporary wall and base units with island, complemented by quartz work surfaces and a full range of quality appliances. A reclaimed parquet floor from a local school reflects the light perfectly and continues throughout this sociable area which includes a generous seating area with log burning stove.

Off the kitchen is a useful and fully fitted utility room with provision for washer dryer. In addition is access to the garage and rear garden.

To the first floor are two large double bedrooms both with handmade fitted wardrobes and reclaimed fireplaces. A further bedroom and luxurious house bathroom featuring a bath with central taps, mounted sink vanity unit and separate shower finalise the first floor accommodation.

To the second floor is a spacious and externally sympathetic loft conversion with Velux's and a smart en-suite shower room/WC with Velux.

An impressive and mature garden with a full width patio area flows seamlessly into the house. Flanked by mature hedge and fenced boundaries, and enjoying a good degree of privacy, the garden includes a full complement of well stocked borders and seasonal landscaping.

To the far end is a bespoke and fully thermal heated home office, clad in Scandinavian Cedar, triple glazed with argon filled Accoya windows and door. To the front is gravelled off street parking, lawn, mature hedging, storm porch and access to the garage with up and over door.

Throughout are numerous quality and sympathetic touches, such as the original wooden windows, encapsulated and double glazed retaining the original stained glass. Furthermore, are column radiators throughout providing a lovely finishing touch.

Overall a house of exquisite quality offering a seamless blend of traditional period features and modern open plan living.

LOCATION

Superbly located in the sought after Stockton Lane in the popular area of Heworth which offers a range of independent shops and amenities. The shopping parks of Monks Cross and Vanguard are also within easy reach. The property falls within the catchment for highly regarded primary and secondary schooling.

Council Tax band: D

Tenure: Freehold













CLAPTON KENNINGHALL ROAD
CLAPTON RD
HACKNEY CLIFTON STN
HACKNEY CLARENCE ROAD
HACKNEY WELL TREET
LDN
LDN
MILE END STATION

SHEN
LESIA
SHEN

001-333
33-4-666
667-999



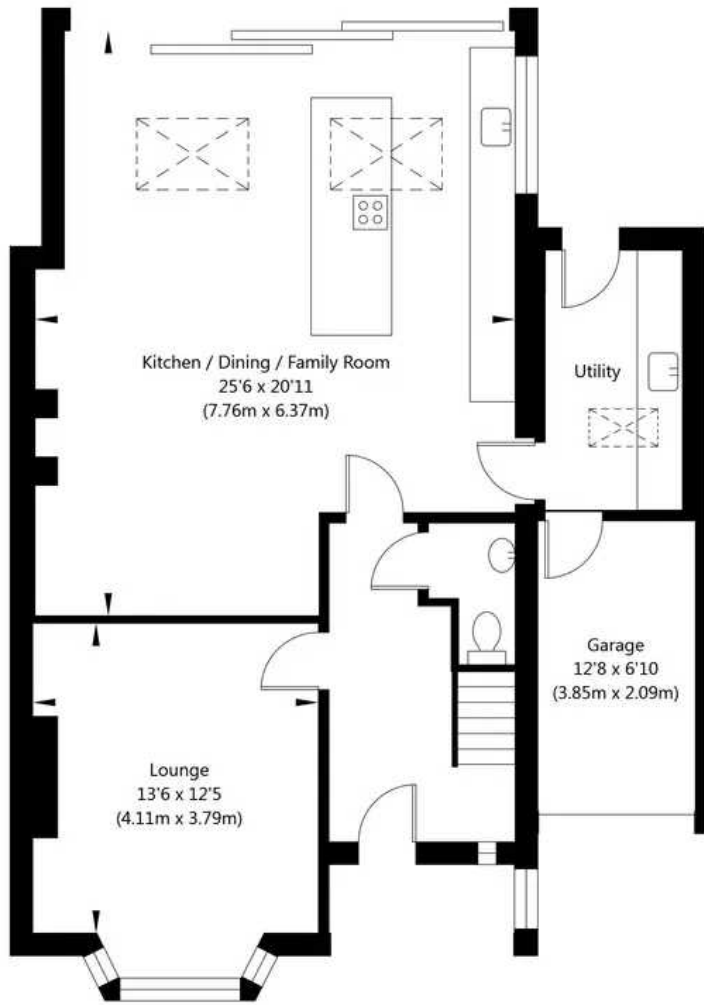




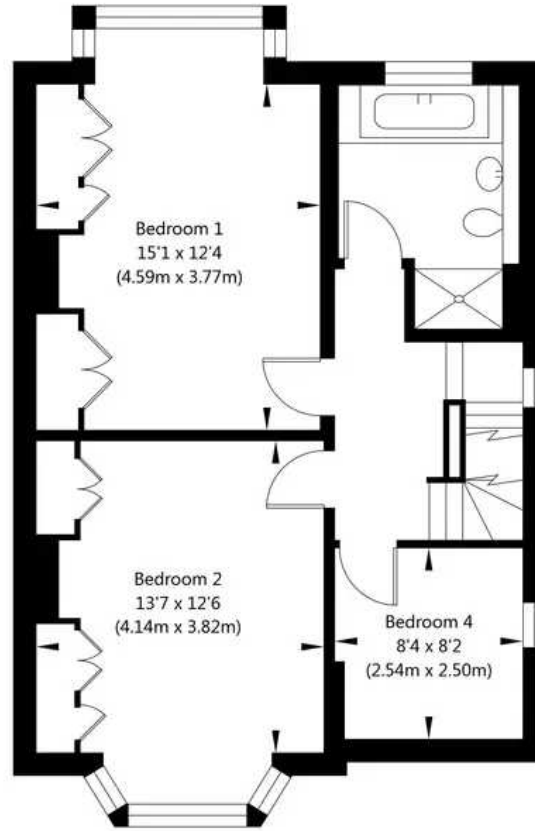




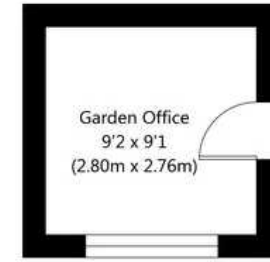




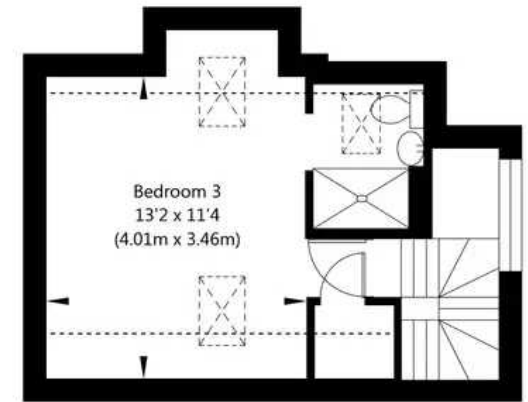
Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 870 SQ FT / 80.79 SQ M



First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 642 SQ FT / 59.66 SQ M



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 83 SQ FT / 7.73 SQ M



Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 258 SQ FT / 23.94 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1853 SQ FT / 172.12 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024





Lancaster Samms

27 High Petergate, York - YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS