

LANCASTER  
SAMMS

48 The Village, Wigginton

York

£795,000





An exceptional and unique period detached house situated in an enviable position within the village of Wigginton bordering nearby Haxby. The property is being sold with the convenience of no onward chain.

The property opens to the front initially into a small entrance vestibule and then into the main entrance hallway with decorative encaustic tiled flooring which was typical of the period and remains a favoured feature to this day.

The principal sitting room is at the front with oak flooring (continuing throughout the ground floor), square bay with double glazed sash windows and deep alcoves to the chimney breast. High ceilings with picture rails, decorative cornice and ceiling roses continue from here into the second reception room which also features a log burning stove and side window bringing in extra light.

The kitchen is situated at the rear of the house in a Shaker style with country influences and includes a large range cooker with gas hob and built in extractor within an exposed brick surround, integrated washing machine and dishwasher, with space for a freestanding fridge/freezer. Adjacent to the kitchen is a light and airy dining area which benefits from an abundance of natural light from side facing windows as well as French Doors to the rear garden and Velux skylight windows.



A beautifully crafted staircase from the entrance hallway lead to the first floor and three bedrooms. The first and second bedrooms are exceptionally sized double rooms, each with built in storage to the alcove and cast iron fireplaces with decorative ornate tiles. The third bedroom is a smaller single room or home office. The bedrooms are served by a superb family bathroom with underfloor heating, Victorian style roll top bath, walk in shower, toilet and twin wash basins. Stairs then continue into the adapted top floor with a large bedroom and en-suite shower room.

Externally, the property is set back from the road behind a dwarf brick wall and garden with lawn and planted trees/ shrubs and gravel driveway for off street parking. To the rear is a substantial garden measuring approximately 75ft with outbuilding which would also benefit from renovation.

In summary, a unique attractive period home in the heart of a popular village.

#### LOCATION

The property is situated in the heart of the village of Wigginton. There are plenty of amenities on hand in the form of local shops and two public houses with further numerous amenities in nearby Haxby. The property is also a stone's throw away is a local duck pond, Church and the village Primary School and on the same road as Wigginton Squash Club which has squash, tennis, football and gym facilities in addition to a bar and function room. The Clifton Moor Retail and Leisure Park with restaurants, cinema and shopping including a Tesco Extra Supermarket is also nearby. There are regular bus services into York as well as being ideally located for the ring road.









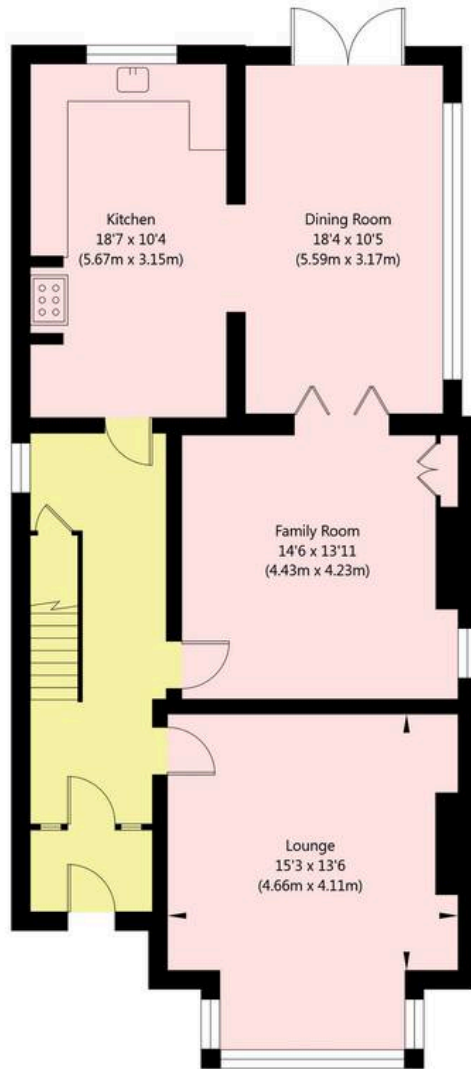








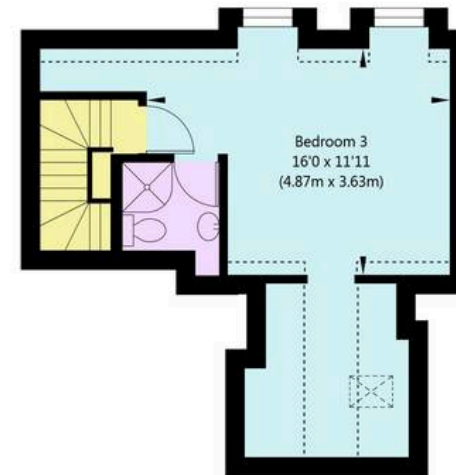
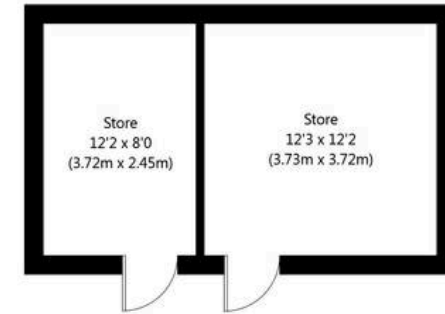
# 48 The Village, Wigginton, York, YO32 2PS



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1075 SQ FT / 99.88 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 746 SQ FT / 69.3 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 329 SQ FT / 30.59 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2150 SQ FT / 199.77 SQ M - (Excluding Stores)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2025







## Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

[info@lancastersamms.co.uk](mailto:info@lancastersamms.co.uk)

[www.lancastersamms.co.uk/](http://www.lancastersamms.co.uk/)

LANCASTER  
SAMMS