

LANCASTER
SAMMS

Fox Farm, Gate Helmsley

York

£785,000



Nestled in a picturesque countryside setting, this delightful Grade II listed three / four bedroom detached cottage has been recently renovated to an exceptional standard whilst maintaining the wealth of character and charm that Fox Farm exudes.

Access to Fox Farm is through a separate porch, with the impressive open plan kitchen/diner beyond. The recently fitted kitchen includes a full range of high quality base units, belfast sink, large island with space for breakfast stools, eye level oven with separate hob and oak worktops throughout. The exposed oak beams have been sanded back to create a softer look, and along with the wooden floor make the room bright with natural light flooding through the double glazed windows. There is also further space for a separate dining table and chairs.

The spacious living room also boasts a wealth of features, including wooden beams, exposed brick wall, and log burning stove on a stone paved hearth, providing a real focal point in this cosy room. A further reception room, with log burner and brick surround provides access to a useful utility room. As well as additional units and worktops, this area has the provision for an AGA and as such becomes a further extension of the kitchen itself. A study room, store room and shower room/WC complete the downstairs accommodation.

The cottage offers three well-appointed bedrooms, with two of the bedrooms featuring an en-suite shower room. Accessed via a separate stairwell, the master suite includes a luxurious private bathroom, with freestanding black and copper slipper bath plus a useful dressing room.

Outside, the cottage is surrounded by lush greenery with far reaching views over fields and beyond. The front garden has an abundance of beautiful spring and summer flowers either side of the garden path, as well as several bushes and trees behind a low brick boundary wall.

The rear garden is mainly laid to lawn, with borders of pots, plants, mature shrubs and trees, providing a great degree of privacy. A greenhouse, summer house and patio with seating area also feature in this well established garden.

A sloped driveway to the side of the house leads to a gravelled parking area and double garage, providing ample space for more than one vehicle.

In summary, this unique detached cottage offers a fantastic opportunity to own a charming and characterful home in a desirable village location. With its blend of traditional charm and modern amenities, this property has been lovingly renovated and meticulously designed to reflect modern day living.

Council Tax band: F

Tenure: Freehold





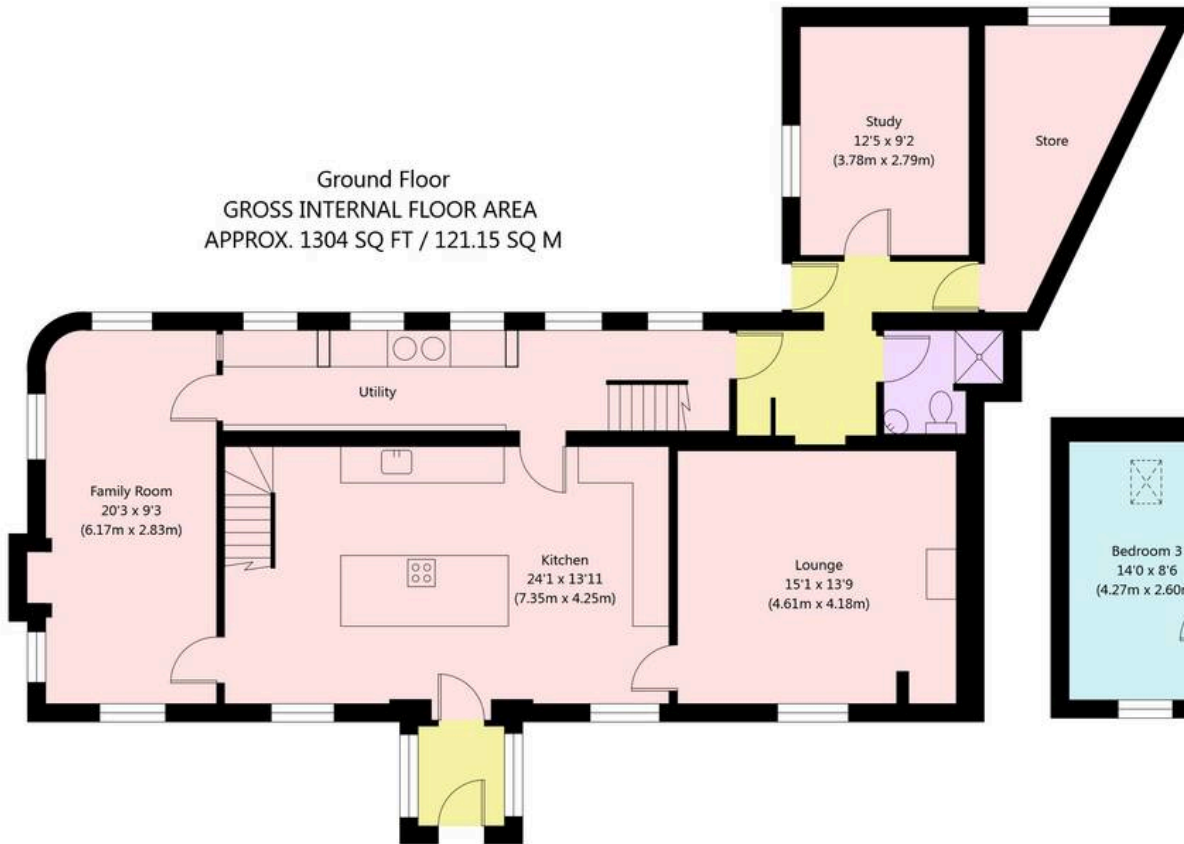




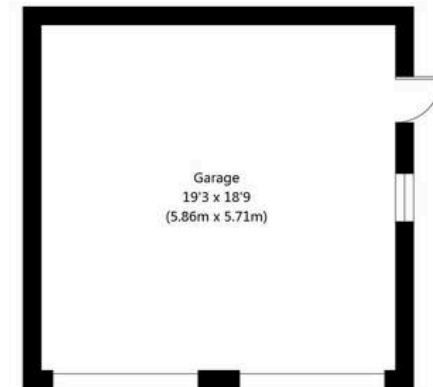


Fox Farm, Gate Helmsley, York, YO41 1NE

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1304 SQ FT / 121.15 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 704 SQ FT / 65.37 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2008 SQ FT / 186.52 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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