

LANCASTER
SAMMS

The Old Stable Front Street, Naburn

York

£695,000



The Old Stables was originally converted circa 2002 and extended to create additional living accommodation. The property has since undergone further extensions and redesigns and now presents as a spacious and welcoming family home. The accommodation extends to almost 2200 sq ft and offers generous and flexible living space.

The property opens into a really welcoming entrance porch with windows offering natural light, with ample space for hanging coats and storing shoes. From here you move into a hallway which in turn leads to a wonderful well appointed kitchen/dining room with a range of white shaker units with granite worktops and preparation/breakfast peninsular with breakfast bar seating. Within the kitchen itself is a double Belfast sink with mixer tap, space designed for a Range-style cooker with extractor hood over, and an integrated dishwasher. Adjoining the kitchen is a handy utility room with sink and provision for washing machine and tumble dryer.

Beyond the kitchen is an extension which has created a superb garden room, situated at the rear of the property with twin oak bifold doors leading to the garden. This light and airy space is bathed in natural light from Velux windows and is the perfect space for socialising and hosting with ample room for a large dining table. The lounge is spacious yet cosy and can be accessed from both the kitchen and the garden room and has a feature fireplace and large window to the front elevation.

There are three ground floor bedrooms, the largest of which has full wall fitted wardrobes. These rooms share use of a contemporary family bathroom/WC as well as a further WC further along the hall. On the first floor are two further well proportioned double bedrooms and a modern bathroom with separate bath and shower.

The property stands on a good sized plot with a private brick paved driveway to the front offering ample parking for multiple vehicles as well as a timber storage shed for storing garden equipment or bikes. There is also an attractive timber summer house situated in the rear south east facing garden which is enclosed and remarkably private. The garden has been beautifully landscaped, mainly laid to lawn with two distinct patio areas with flagstone paving, situated to enjoy the sun and ideal for hosting garden gatherings.

In summary, a family home which offers flexible living ideal for growing families or specifically those with multi generational households. The property is also well balanced with superb and generous living space and a peaceful setting in a rural yet easily accessible village location.

LOCATION

Naburn is a picturesque village on the eastern banks of the River Ouse just 4 miles south of York city centre and a few minutes car journey away from the A64 giving access to motorway networks as well as the McArthur Glen Designer Outlet. It is a thriving, vibrant community with a host of amenities and services including the Blacksmiths Arms public house which enjoys a good reputation, a village hall, village farm shop, Naburn lock and Marina with bar and restaurant, as well as a sailing club and riding stables. There is a Church of England Primary School in the village and it is in the catchment area for the highly regarded Fulford Secondary School.

EPC Rating: C

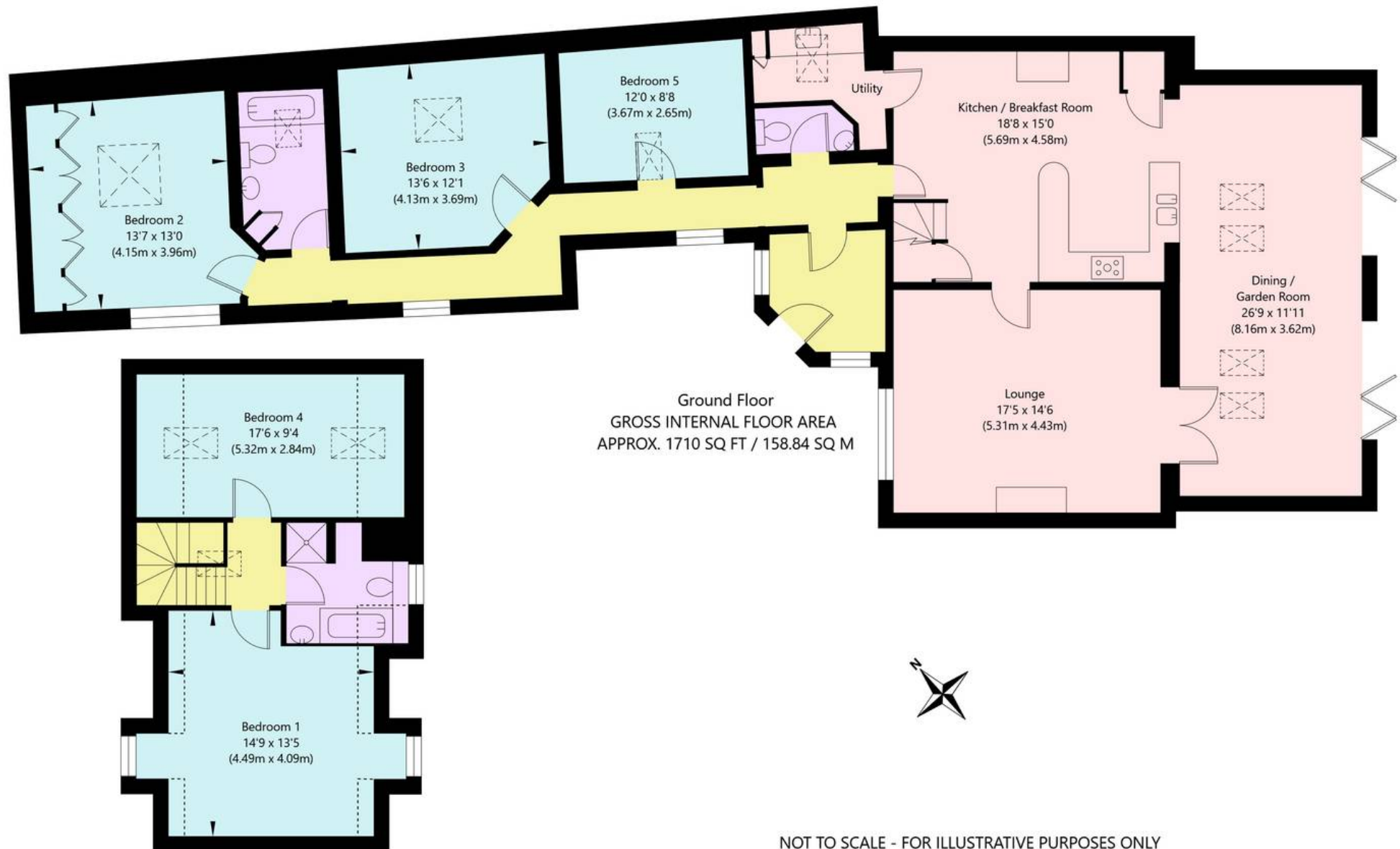








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