



72 Main Street Wheldrake  
York, YO19 6AA

£950,000

6 3 4

A FABULOUS LARGE PERIOD GRADE 11 LISTED 5/6 BEDROOM GEORGIAN HOUSE SET IN LARGE GARDENS ON THE MAIN STREET OF THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS TO YORK CITY CENTRE.

The property has an abundance of character throughout with feature ceiling beams and provides extremely spacious living accommodation of 3200 sq ft comprising entrance hall, cloaks/w.c., sitting room, snug, family room, dining room, large breakfast kitchen with high quality handmade kitchen with feature centre island and Everhot cooking stove, utility room, first floor, master bedroom suite with shower room and living/dressing room/office, 2 further bedrooms, study and large bathroom with feature exposed brick wall, freestanding bath and separate shower, second floor landing with 2 further bedrooms. Externally there is a large driveway and parking area, an annexe providing a fully insulated office/gym or bedroom, along with large stores and feature summerhouse all leading to large lawned gardens with open views to rear.

An internal viewing is strongly recommended.

#### Note

This superb Georgian property is Grade 11 listed and sits on the highly sought after Main Street of Wheldrake near to the Church and close to the local shop and public house with the primary school within a few minutes walk. The property was formerly the Old Post office and doctors surgery and has been reconverted and lovingly restored in to a large family home by the present owners.

#### Hallway

Stairs to first floor, understair storage cupboard. Doors to

#### Lounge

14'3" x 13'1" (4.34m x 3.99m)

Window to front with shutters, ceiling cornicing

#### Dining Room

14'3" x 12'11" (4.34m x 3.94m)

Window to front with shutters, Franco log burner, old bread warming cupboards, ornate cast radiator, cupboards to alcoves. Solid wood flooring

#### Snug

17'5" x 15'6" (5.31m x 4.72m)

Window to side, stairs to first floor, period fireplace housing cast iron stove, understairs storage cupboard

#### Family Room

17'1" x 15'6" (5.21m x 4.72m)

Windows to side, french doors to garden, exposed wooden ceiling and beams, built-in bespoke bookcase/Tv cabinet, spiral stairs to first floor. Door to

#### Breakfast Kitchen

18'8" x 15' (5.69m x 4.57m)

High quality handmade kitchen units with base, wall and larder units, centre island, quartz work surfaces, Belfast sink units, Everhot stove, window to side and french doors to garden.

#### Utility Room/Boot Room

Base units with Belfast sink, plumbing for washing machine

#### Cloaks/w.c.

Wash hand basin and w.c.

#### First floor

#### Master Bedroom Suite

##### Bedroom

15'10" x 15'6" (4.83m x 4.72m)

Large bedroom with feature ceiling beams. Oak floor

##### Shower/w.c.





**Sitting/Dressing Room/**  
18'8" x 15'6" (5.69m x 4.72m)  
Window to rear, ceiling beams. Oak floor

**Bedroom 2**  
14'3" x 12'11" (4.34m x 3.94m)  
Window to front, ceiling beam, period fireplace. Stripped wood floor. EN SUITE SHOWER ROOM/W.C

**Bedroom 3**  
14'3" x 13'1" (4.34m x 3.99m)  
Window to front, ceiling beam built in cupboards, period fireplace. Stripped wood floor.

**Study/Dressing Room**  
13'1" x 5'6" (3.99m x 1.68m)  
Window to rear

**Bathroom**  
15'6" x 14'5" (4.72m x 4.39m)  
Fabulous large family bathroom with feature exposed walls, free standing bath, large vanity unit housing basin, w.c., large walk in shower, towel rail, ornate cast iron radiator

## SECOND FLOOR

**Bedroom 4**  
14'9" x 14'5" (4.50m x 4.39m)  
Conservation velux to rear, exposed ceiling and wall beams, built in cupboards, cast iron radiator

**Bedroom 5**  
15'4" x 14'9" (4.67m x 4.50m)  
Conservation velux window to rear, exposed wall and ceiling beams.

## Outbuildings

There are a range of outbuildings including a full insulated room which would make an ideal office, gym or annexe bedroom. A summerhouse with large external decked terrace and veranda along with a large metal store/garage and timber sheds plus brick store and log store..

## Parking

A block paved driveway leads to an ample parking area with electric car charging point.

## Garden

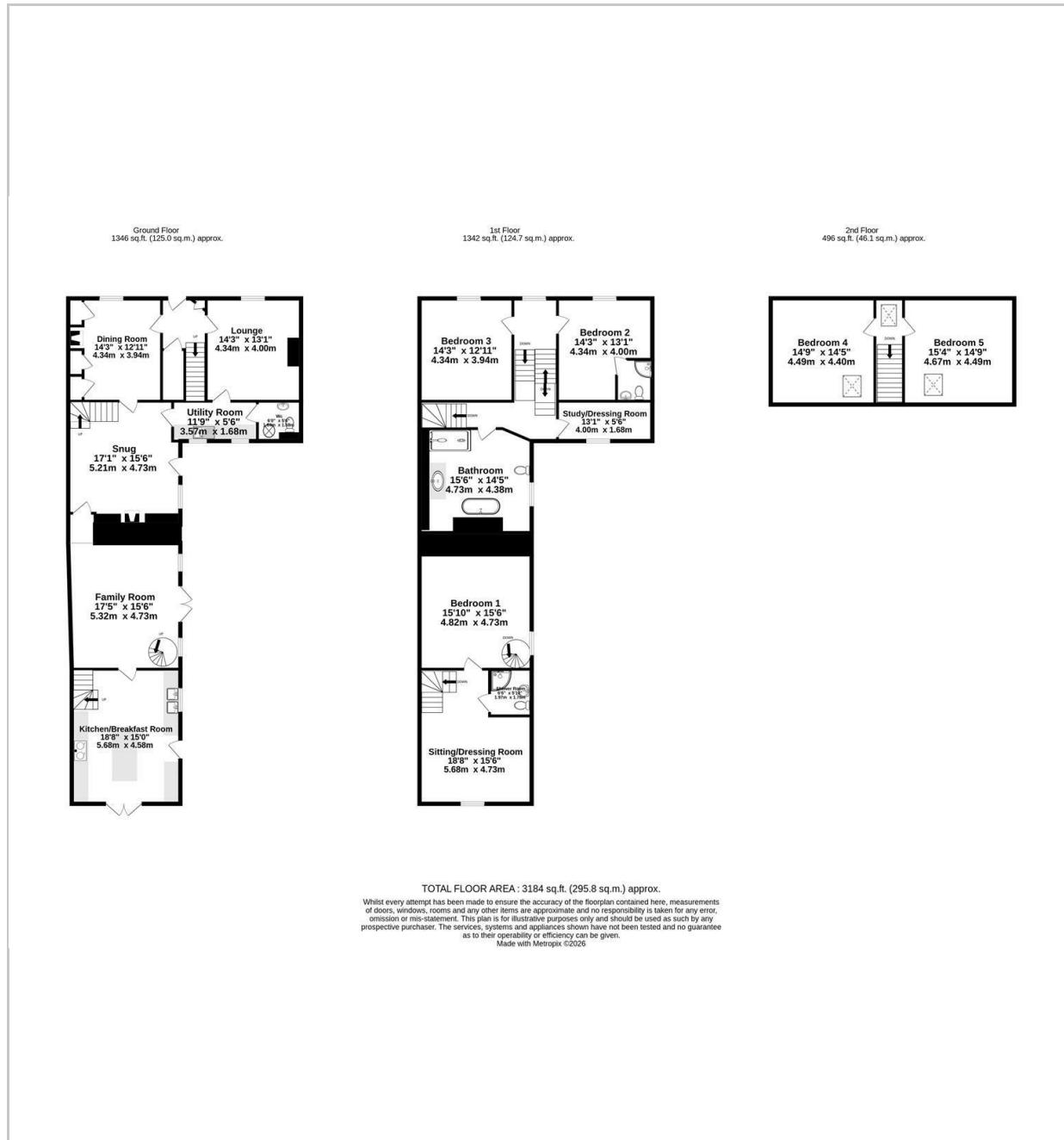
The garden area extends to approximately 175 ft mainly laid to lawn with small orchard area and open views to rear.

## Agents Note:

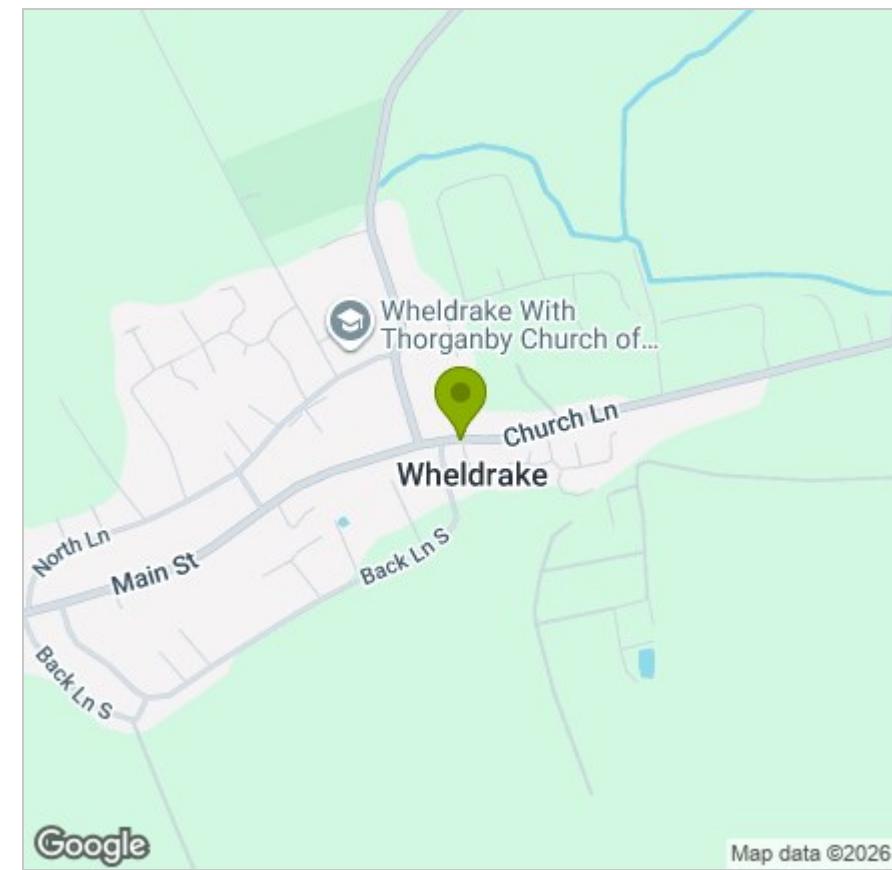
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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