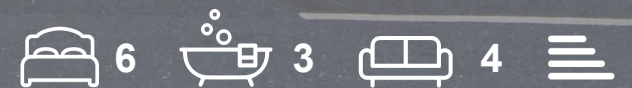




72 Main Street Wheldrake
York, YO19 6AA
£950,000



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,. 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 reconvered 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 corning

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 larger 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

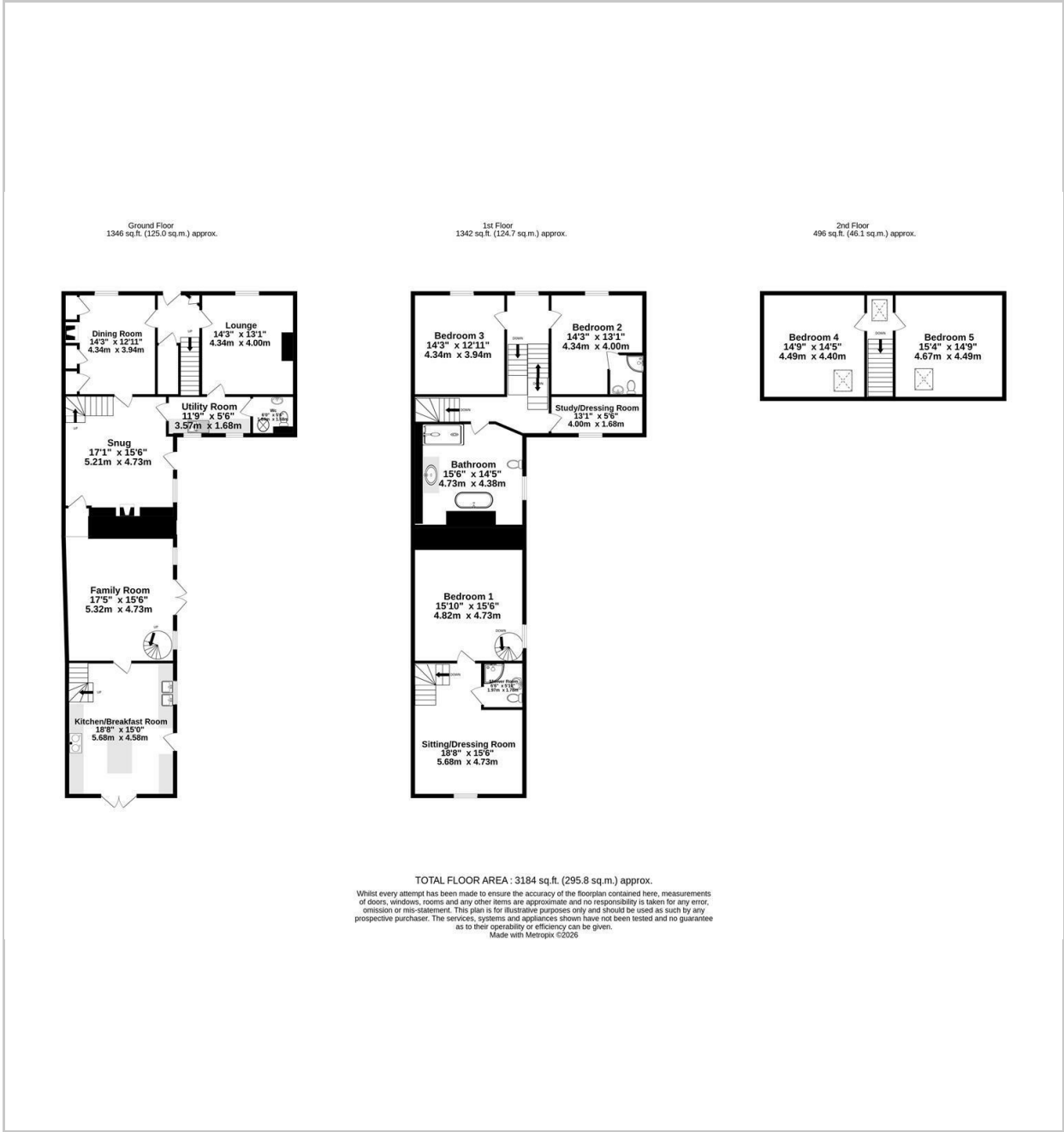
The garden area extends to approximately 175 ft mainly laid to lawn with small orchard area and open views to rear.

Agents Notea:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.