



The Villa Station Road, Laxton, East Yorkshire, DN14 7TW

£750,000

EPC: D

Situated in the tranquil village of Laxton, this impressive Victorian detached country property offers a unique blend of character and modern living. The villa offers spacious family accommodation extending to approximately 2000 sq ft. At the heart of the home is a delightful open plan kitchen/dining/family room that has been finished to an extremely high standard, with bi-fold doors leading out to the rear patio and gardens, in addition there are three reception rooms and an extremely useful utility/boot room. On the first floor there are four spacious bedrooms and two well-appointed bathrooms, this home is perfect for families seeking comfort and style.

Set within approximately 2.2 acres, the property boasts large gardens that provide ample space for outdoor activities and relaxation together with an outdoor kitchen that enhances the appeal of the garden, making it an ideal setting for entertaining friends and family during the warmer months.

In addition to the main residence, the property features a range of stables and outbuildings, presenting an excellent opportunity for those with equestrian interests or those in need of extra storage space. Alternatively there may be scope to convert the outbuildings into further residential accommodation subject to the relevant planning consent. The peaceful village setting ensures a serene lifestyle, away from the hustle and bustle of city life, while still being conveniently located for local amenities.

This delightful home combines the elegance of Victorian architecture with the practicality required for modern family living. With its spacious accommodation and extensive grounds, it is a rare find that promises to be a wonderful place to call home.

- Victorian, detached family residence
- Standing in approximately 2.2 Acres
- Range of outbuildings/stables and a grazing paddock
- Beautiful high quality open plan kitchen/living/dining area with bi-fold doors
- Three versatile reception rooms
- Extremely useful utility and Boot Room
- Master Bedroom with dressing room & en-suite
- Three further bedrooms and a house bathroom
- Substantial gardens with outdoor fully equipped kitchen
- Viewing Highly Recommended

Entrance Hall
8'3" x 5'
Two single stained glass windows. Panelled walls to half height. Ceramic tiled flooring.

Snug/Playroom
12'10" x 13'2"
Solid oak fire surround with slate hearth housing an open fire. Fitted storage cupboards and shelving. One central heating radiator.

Office/ Sitting Room
9'11" x 12'10"
Exposed brick chimney breast housing a log burning stove and tiled hearth. One contemporary vertical central heating radiator.

Sitting Room
12'4" x 17'3"
LPG gas stove upon a brick hearth with oak mantle. Full height window with views out to the garden. Painted ceiling beams. Timber effect laminate flooring. One central heating radiator.

Kitchen/Family/Dining Room
13'4" x 25'4" plus 11'11" x 13'4"
Open aspect to the Dining area. Fitted with an extensive range of 'Second Nature' cabinetry, including bespoke fitted pantry cupboards finished in white quartz work surfaces. Matching breakfast bar peninsula with two built in wine racks. Belfast sink with 'Quooker' boiling water tap. Combination microwave, primary oven, five-ring induction hob with modern ceiling extractor. A Traditional 'Esse' cooker (not currently in use) with timber beam above, creating character and charm within the space. Further integrated appliances include full-height larder fridge, freezer, wine fridge and dishwasher. Two skylight windows giving plenty of natural light along with inset ceiling lights. Over head timber beams. Two contemporary vertical radiators. Ceramic tiled flooring. Bi fold doors with built in blinds, leading out to the patio and gardens.

Utility/Boot Room
16'9" x 15'9"
Range of fitted units finished with solid oak worktops, Belfast sink, plumbing for a washing machine and space for dryer. Sky light window and inset ceiling lights. Ceramic tiled flooring. One central heating radiator. Fitted storage cupboards and fitted cloaks stand with coat rack, shoe storage and seating

Cloakroom/ W.C.
3'1" x 5'4"
Low flush W.C., hand wash basin and period style feature radiator. Timber panelled walls to half height.

Landing
Built in storage cupboards. One period style radiator.

Master Bedroom
13' x 13'4"
To the front elevation. Decorative cast iron fire place. One central heating radiator.

Dressing Room
7'6" x 9"
Fitted with hanging rails and storage shelving. Inset ceiling lights.

En-suite
4'5" x 9'1"
White suite comprising shower enclosure, pedestal wash hand basin and a low flush W.C. Tiled walls to half height. Ceramic tiled flooring. Inset ceiling lights. Extractor fan. Heated towel rail.

Bedroom Two
11'6" x 14'8"
To the front elevation. A door gives access to the ladder staircase leading up to the loft. Timber effect laminate flooring. One central heating radiator.

Bedroom Three
12'9" x 7'3"
To the rear elevation. One central heating radiator.

Bedroom Four
11'6" x 7'2"
To the rear elevation. One central heating radiator.

Bathroom
7'4" x 8'3"
White suite comprising a bath with shower over and screen, pedestal wash hand basin and a low flush W.C. Tiled walls to half height. Chrome heated towel rail. Inset ceiling lights. Ceramic tiled flooring.

Outside
Set within approximately 2.2 acres of land, the Villa's grounds offer a perfect blend of functional and family usage.

To the front of the property there are two gravelled driveways providing ample off-street parking and turning areas. Timber gates give access to the rear gardens.

To the rear, the garden offers an excellent entertaining space, with a fully equipped outdoor kitchen with a built-in BBQ, fridge and sink, and a large patio area for outdoor dining and hosting guests, located under a metal framed pergola. Beside this, a large lawn area with a dedicated children's play area provides a great space for all the family to enjoy. A farm gate provides access to the paddock beyond.

Outbuildings
Adjoining the Villa are a range of brick built outbuildings, offering great development potential, having previously held planning permission for a holiday let or B&B accommodation.

The brick built stores and stables provide further opportunities for a variety of uses such as a home office, studio, gym or hobby rooms.

For those with equestrian interests, the buildings, tack room and stable block are ideally positioned by a track leading down to the grazing paddock.

Measurements of all the buildings are referenced on the Floor Plan.







