



Burnby, York

£750,000

**Stephensons**  
estate agents & chartered surveyors

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# S

## York YO42 1RS

Est. 1871

£750,000

A rare opportunity to acquire this substantial period farmhouse set within gardens and land stretching to approximately 1.002 acres with an extensive range of outbuildings. The property is a 'blank canvass' with enormous potential for further expansion and improvement.

A rare opportunity to acquire this substantial, and flexible, 5 bedroom detached former farmhouse which is being offered for sale with both vacant possession and no on-ward chain. The property stands within approximately 1.002 acres of gardens and paddock with an outstanding range of front and side outbuildings. The property requires a comprehensive programme of modernisation and upgrading and offers enormous scope for further expansion and improvement.

Internally, the property is entered through a panelled front door into an entrance hall with stone flooring and radiator. The entrance hall leads through into an inner hall with staircase leading to the first floor studio/bedroom. The inner hall is flexible in nature and features an exposed beamed ceiling. There is a downstairs cloakroom having a low flush W.C., and pedestal wash hand basin with tiled splashbacks, radiator and under stairs storage cupboard. The property's primary kitchen has a range of built-in base units to 2 sides with laminated worktops and inset ceramic sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. The kitchen includes a built-in Electroluk electric oven with 4 point ceramic hob unit and extractor canopy. There are built-in fridge and freezer units as well as a radiator and ceiling down lighters. The property has a second entrance porch with stable style entrance door as well as a breakfast room having a built-in raised fireplace with stone hearth. The breakfast room includes 2 radiators and features an exposed beamed ceiling and recessed cupboards. One of the feature rooms of the property, is a central dining room with open fireplace, beamed ceiling, and radiator. There is a separate study, in addition to a living room which is positioned at



Tenure: Freehold  
Broadband Coverage: Up to 1800\* Mbps download speed  
EPC Rating: E  
Council Tax: F - East Riding of Yorkshire Council  
Current Planning Permission: No current valid planning permissions

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the front of the house having an open fireplace, beamed ceiling and radiator.

The ground floor has a separate annex, being flexible in nature, and easily converted into a traditional open plan breakfast kitchen. There is currently a second kitchen which has a range of built-in base units to 3 sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of high level storage cupboards with ceramic tiled splashbacks, built-in electric oven and separate 4 point ceramic hob unit with extractor. The second kitchen also includes an integrated dishwasher and built-in fridge and freezer units. There is a ground floor bedroom which has an ensuite bathroom with low flush W.C., pedestal wash hand basin and inset panelled bath with shower. In addition, there is a ground floor cloakroom with low flush W.C., pedestal wash hand basin and tiled splashback.

The first floor accommodation is accessed from the central staircase, which includes 4 bedrooms; 3 of which are generous double rooms, with a fourth bedroom which can easily be used as a study or nursery room. Bedrooms 1 and 2 both include built-in wardrobes, and all 4 bedrooms have radiators. There is a house bathroom with a low flush W.C., wash hand basin and inset panelled bath with tiled splashbacks. The bathroom includes a separate walk-in shower cubicle as well as a heated towel rail and double radiator. Accessed from the second staircase is a first floor living room/studio, which could easily be adapted into a master bedroom suite. The studio currently includes a walk-in wardrobe and French doors with Juliet balcony.

The property is accessed directly off Back Lane through a gated entrance onto a front and side gravelled hardstanding with turning bay which provides off street parking for numerous motor vehicles. Running parallel with the side boundary is a range of outbuildings which are of brick and tiled construction comprising a stable, hay barn, garden store and double fronted carport. Situated over the carport is a first floor Granary with staircase, and Velux roof lights. There is a secondary run of outbuildings running parallel to the front boundary which are of brick and tiled construction including a stable and dual accessed store room. To the rear of the property is a flagged patio which steps out onto a garden which is almost comprehensively laid to lawn. There is gated access through into the rear paddock which is rectangular in nature being laid to lawn. The paddock is enclosed by fenced and tree lined boundaries.

The property represents a rare opportunity with enormous potential, and an early inspection is strongly recommended.

## Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

## Associate Partners:

N Lawrence  
 I Jarvis MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

## Back Lane, Burnby, York, YO42 1RS

