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Jasmine Cottage Plainville Lane, Wigginton, York, YO32 2RG

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## Offers In The Region Of £775,000

\*\*\* IMPRESSIVE FAMILY HOME \*\*\* SPACIOUS 4 BED BARN CONVERSION \*\*\* SEMI RURAL LOCATION \*\*\* WELL PRESENTED THROUGHOUT \*\*\* SUPERB MASTER SUITE \*\*\* LANDSCAPED SOUTH AND WEST FACING GARDEN \*\*\* GARAGE \*\*\* COUNCIL TAX BAND F \*\*\* EPC RATING D \*\*\* OIL CENTRAL HEATING \*\*\* HANDY FOR YORK AND THE RING ROAD \*\*\*

This is a wonderful family home situated in a tucked away hamlet of converted farm buildings between Wigginton and Shipton yet only 7 miles drive into York city centre. Offering spacious accommodation throughout the property which has been updated by the current owners and reflects a fashionable open plan lifestyle with beautifully landscaped outside spaces providing wonderful areas to relax and enjoy the open skies and afternoon sun.

The welcoming entrance hall boot room brings you through to the hub of the home with access to the Kitchen and main Living Area as well as a refitted Utility Cloakroom wc. The Kitchen has a range of wall and base units with range cooker and granite work surfaces and in turn opens through to the 'Snug' area with views and access out to the garden whilst also having a feature log burning stove.

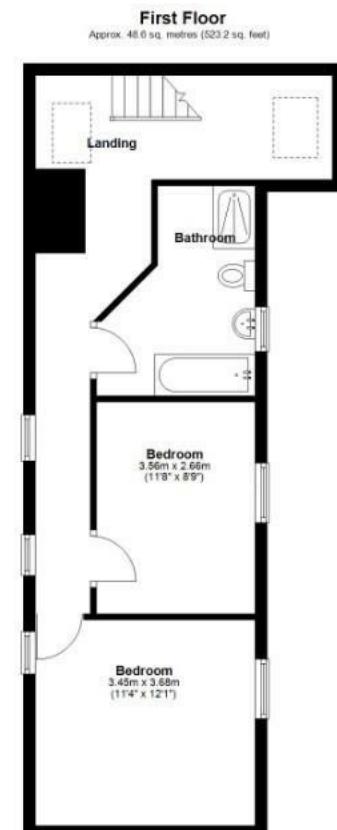
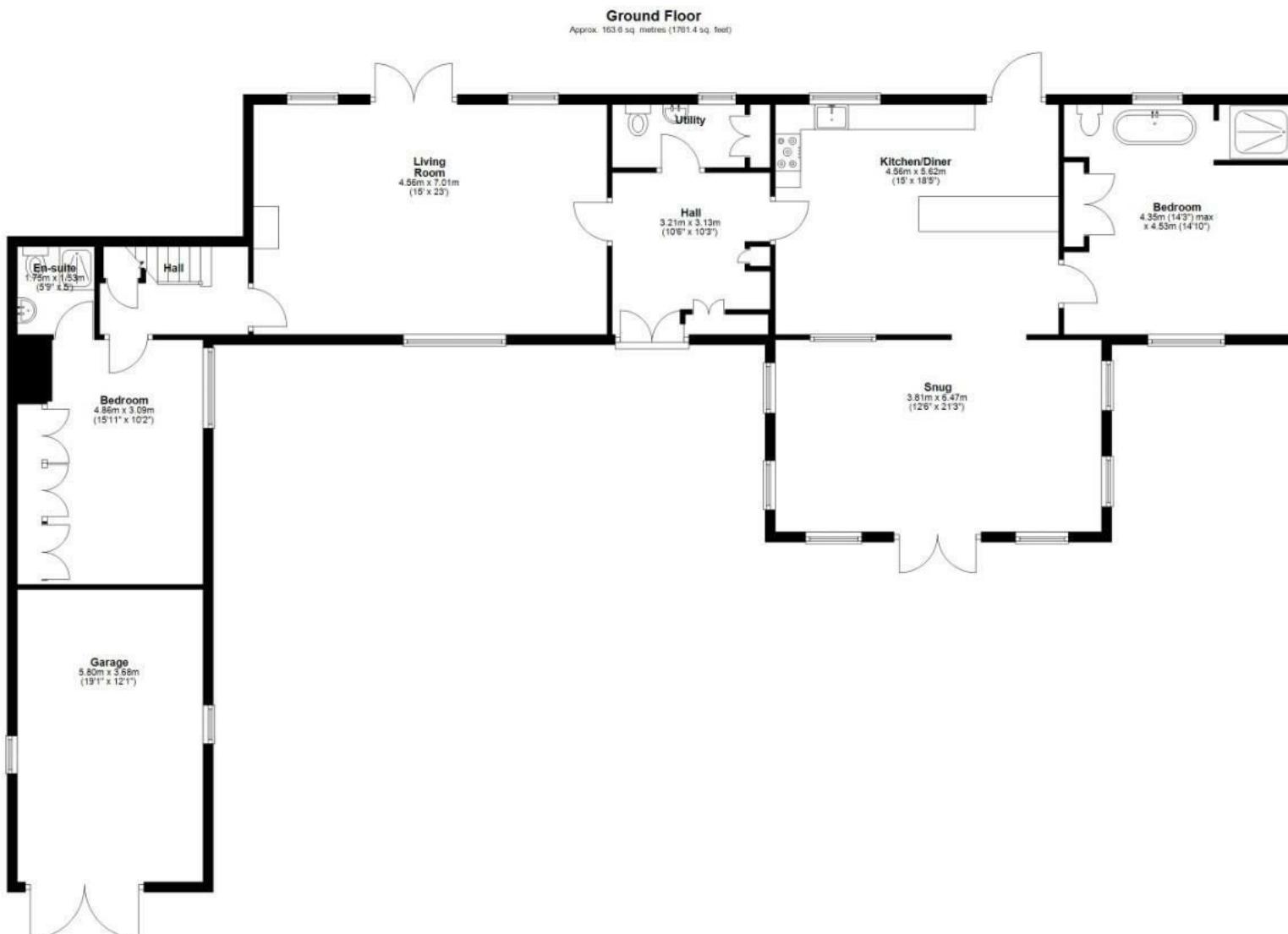
The Living area also has a log burner and windows to both front and rear giving it a very light and airy feel. The main bedroom is situated beyond the Kitchen and has been updated to provide open plan ensuite facilities with feature freestanding bath in the room as well as access to a walk in shower and wc.

Beyond the Living area is an inner hall that leads to the additional ground floor double bedroom with refitted ensuite shower room. The staircase leads up to the landing with 2 more bedrooms and the family bathroom.

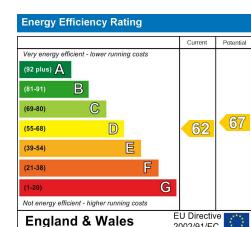
Outside there is the gravelled drive and a garage as well as the landscaped garden whilst to the rear of the kitchen is an enclosed paved yard area which enjoys the morning sun and ideal for sitting out for a coffee!

Call Hunters Haxby to arrange your viewing on 01904 750555

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Total area: approx. 212.2 sq. metres (2284.6 sq. feet)



## **ACCOMMODATION**

Glazed hardwood door give access to Entrance Hall

## **ENTRANCE HALL**

Spacious entrance hall boot room with tiled floor and bespoke fitted furniture, radiator, doors leading to utility, living room and kitchen.

## **DOWNSTAIRS CLOAKROOM UTILITY**

Fitted units with space and plumbing for washing machine, close coupled wc, wash hand basin on vanity unit, radiator, window to rear, loft hatch.

## **BREAKFAST KITCHEN**

Delightful farmhouse kitchen with range of matching wall and base units with granite work surfaces. Rangemaster Oven, fitted fan hood over, integrated dishwasher, Belfast sink, space for fridge freezer, wooden flooring, windows to front and rear, barn style door to rear low maintenance garden, recessed lighting to ceiling, radiator, opening through to Dining Room

## **SNUG FAMILY ROOM**

Modern snug family room with wood flooring and vaulted ceiling, Centred upon a Morso log burner and benefiting from windows to 3 sides and French doors to the garden.

## **BEDROOM 1**

Built in storage, window to front and rear, feature freestanding bath, access to shower cubicle and wc, wash hand basin, radiator

## **SITTING ROOM**

Spacious living room with wooden flooring, Jotul log burner, and two radiators, Windows to front and rear offer a nice light and airy feel, French doors lead to the enclosed rear garden. Internal doors connect through to the inner hallway.

## **INNER HALLWAY**

Light and airy with high ceiling and stairs to first floor

## **BEDROOM 2**

Window to the front garden, fitted wardrobes, radiator

## **ENSUITE SHOWER ROOM**

Refitted shower room with walk in shower, close coupled wc, wall mounted wash hand basin, radiator

## **FIRST FLOOR LANDING**

Feature exposed brick chimney breast with area to the side currently used as a study space

## **BEDROOM 3**

Window overlooking the garden at the front, radiator

## **BEDROOM 4**

Windows to front and rear, radiator

## **FAMILY BATHROOM**

Bath with separate shower cubicle, wall hanging basin, close coupled wc, window to the front, towel radiator

## **Material Information - Haxby**

Tenure Type; Freehold

Council Tax Banding; F (City of York)

Electric : Mains

Water: Mains

Sewerage : Septic Tank (Shared)

Broadband : 72 Mbps

Heating System : Oil (last service April 2025)

## **ANTI MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





