



## Milford House, 120 High Street, South Milford

Offers Over £1,100,000

- EPC Rating - E
- Large Grounds
- Further Scope & Potential For Development Subject to Approval
- Over 6,000 Square Feet
- Sought After Village Location
- Impressive Detached Family Residence
- Separate 1 Bedroom Apartment
- Electric Operated Driveway Gates
- Magnificent Open Plan Living Kitchen With Bi-Folding Doors

\*\*\*land available by separate negotiation\*\*\*

One of the regions finest country houses set within large grounds

A substantial country residence set within generous private grounds on the edge of the village. Originating from the 19th century and later extended, the property now offers over 6,000 sq ft of accommodation, presenting a rare opportunity to acquire a large, characterful home with significant scope for modernisation and personalisation.

Having been extended and adapted over the years, the property would benefit from a programme of updating, offering the next owners the chance to reimagine and enhance the home to create a truly exceptional long-term family home.

At the heart of the ground floor is an impressive open-plan living kitchen, and features two sets of bi-fold doors opening onto the rear terrace, allowing plenty of natural light and making the most of the westerly facing gardens. The kitchen is fitted with solid oak cabinetry and a mix of granite, oak and marble worktops, alongside a triple range oven and integrated dishwasher.

The original part of the property offers four reception rooms, a study, utility room and an impressive entrance hallway with a turned staircase leading to the first floor. The reception rooms are versatile and could be adapted for a variety of uses such as formal living spaces, a home office, cinema room or playroom. High ceilings, deep skirting boards and large windows reflect the home's period origins and provide a strong foundation for refurbishment. Upstairs, the property provides five well-proportioned double bedrooms and a family bathroom. The principal bedroom connects to an additional room which was previously arranged as a dressing room and en suite, offering the opportunity to reinstate or redesign this space, or alternatively create a sixth bedroom. Bedroom two also benefits from an adjoining room which has already been prepared for an en suite bathroom.

Adjoining the main house is an annex which adds further flexibility. The ground floor currently houses a gym and WC, while the first floor provides a self-contained apartment with an open plan kitchen-living area, bedroom and en suite. This space could be ideal for extended family, guest accommodation, staff or potential rental use.

Externally, the property occupies a wonderful elevated position within its grounds, surrounded by neighbouring green belt land and open countryside. The gardens extend to the front and west side of the property, with large lawned areas bordered by mature hedging, trees and established planting, all enjoying attractive westerly views across the countryside.

A split-level terrace to the rear provides a superb outdoor entertaining space and has the potential to be transformed into an impressive outdoor living area. There is also an outdoor swimming pool, currently decommissioned, which could be restored to create an excellent leisure feature within the grounds.

The property is approached via a substantial gravel driveway with electronically operated sliding gates, offering privacy and security along with ample parking and turning space. The driveway runs alongside the property and also provides vehicular access to an additional paddock of approximately half an acre, which is available by separate negotiation.

South Milford is a highly desirable area, situated approximately 3 miles south of Sherburn in Elmet town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. There is a primary school in the village, and popular Sherburn in Elmet primary and secondary schools are close by with further well renowned schools locally, including Read Private School and St Peters in York.

Milford House is one of the village's most notable homes and properties of this scale and potential rarely come to the market. With its generous accommodation, flexible layout and attractive setting, it offers a unique opportunity to modernise and create an outstanding family residence for the long term. Viewing is highly recommended to fully appreciate the size, setting and possibilities this impressive home offers.

EER- 50 (E)

Tenure - Freehold

Council Tax - North Yorkshire County Council - G

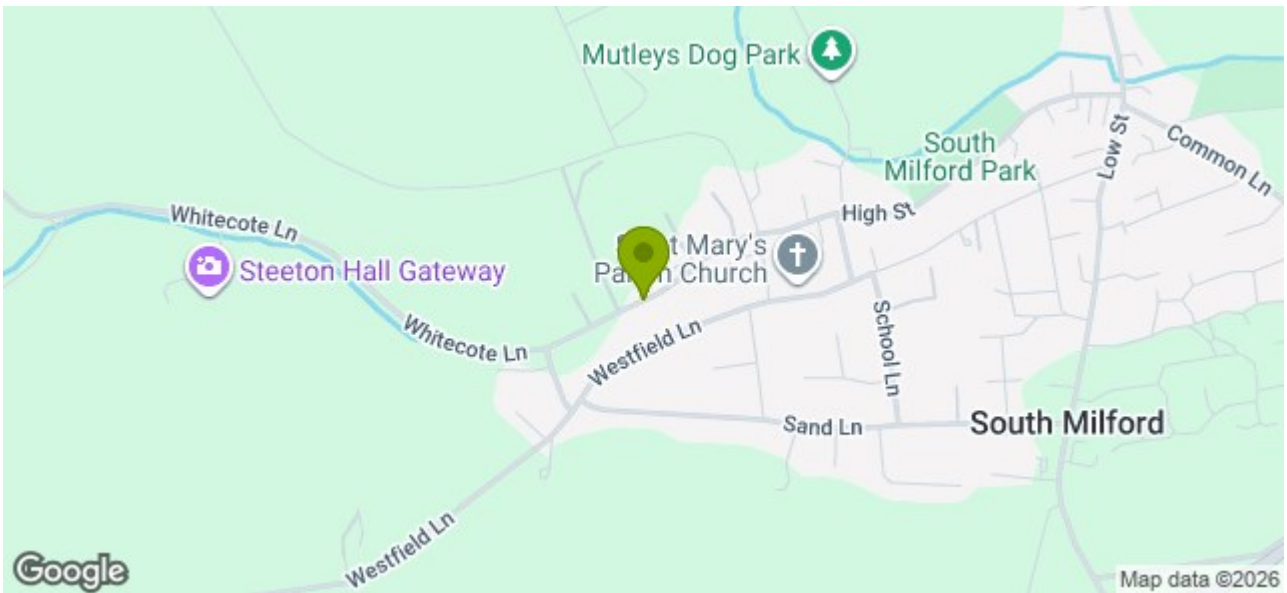
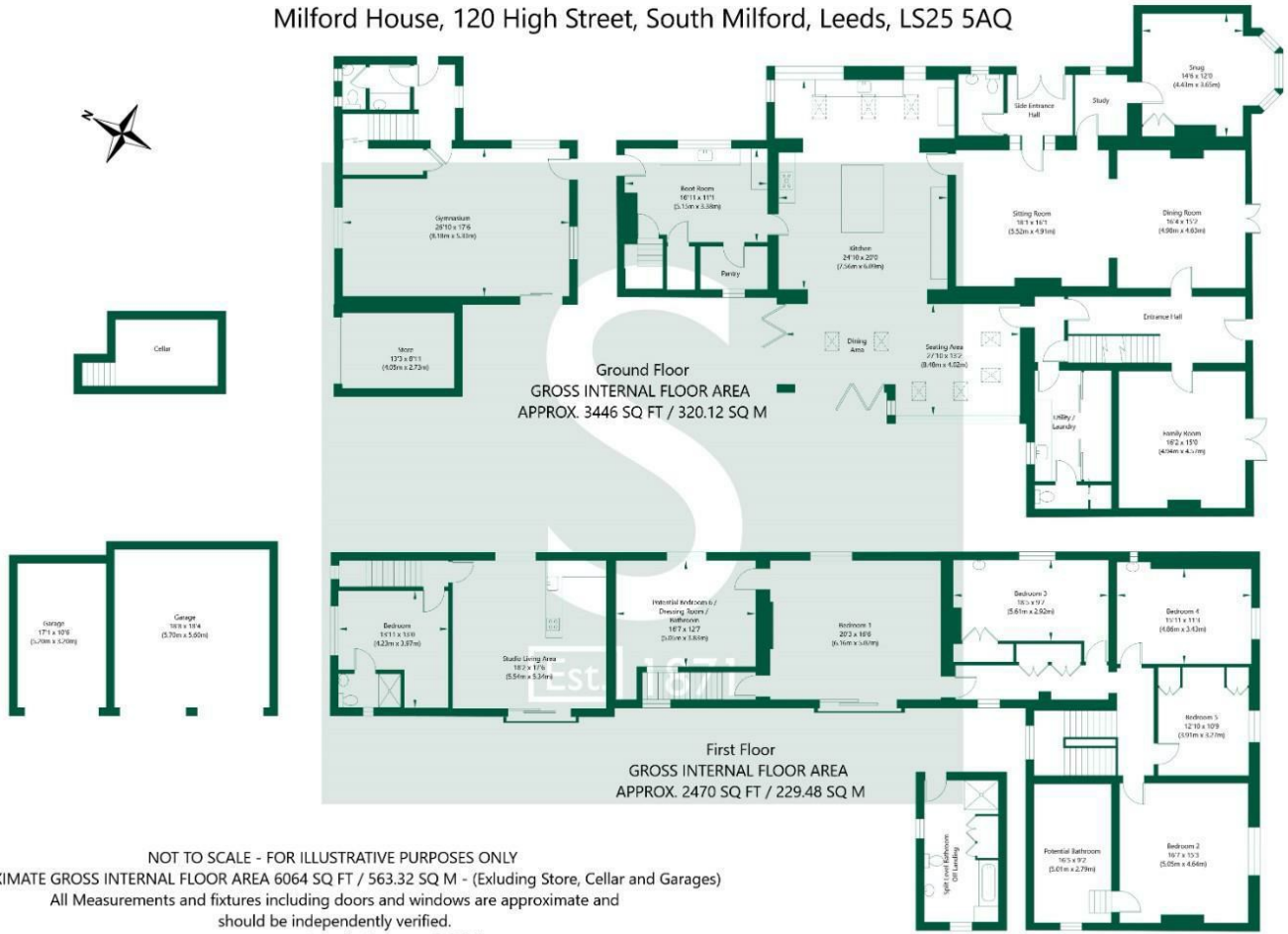
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