Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

1 Cannon House Cottages Wheldrake Lane

York, YO41 4AY

Offers Over £495,000

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A STUNNINGLY EXTENDED THREE-BEDROOM FAMILY HOME, SET WITHIN LARGE GARDENS IN A BEAUTIFUL SEMI-RURAL LOCATION, WITH FAR-REACHING VIEWS OVER OPEN COUNTRYSIDE TO BOTH THE FRONT AND REAR. Located in a peaceful setting, the property enjoys easy access to a range of village amenities and is situated within the highly regarded Fulford School catchment area. The property has been thoughtfully extended and upgraded to a high standard by the current owners, providing bright, spacious and versatile family accommodation. The ground floor comprises a welcoming entrance hall, large sitting room, family room with French doors opening onto the garden, separate dining room, and a well-appointed breakfast kitchen fitted with a comprehensive range of units and breakfast bar. There is also a useful utility room and shower room/WC. To the first floor are three generously proportioned bedrooms and a modern family bathroom/WC, accessed via a spacious landing. Externally, the property benefits from a front garden providing ample off-road parking and access to a brick-built double garage, which offers excellent potential for conversion to provide additional accommodation, subject to the necessary planning consents. To the rear is a particularly impressive, large lawned garden enjoying a wonderful open aspect over the surrounding countryside. An internal viewing is highly recommended to fully appreciate the generous accommodation, excellent plot and outstanding setting this fabulous family home has to offer. NO FORWARD CHAIN

Property

Set in extensive gardens with views of the Wolds this property is surrounded by open countryside with an abundance of wild life in the surrounding area including barn owls, kestrels, buzzards and kites. The property has potential to increase the internal living space with conversion of part or all of the garage and/or extension over the garage.

Entrance Hall

Entrance door, stairs to first floor. Doors to

Living Room

18'7 x 12'0 (5.66m x 3.66m)

Window to front, feature recessed fireplace with oak mantle and marble hearth housing cast iron stove. French doors to family room

Dining Room

12'0 x 11'8 (3.66m x 3.56m)

Windows to 2 aspects, feature fireplace with marble insert and hearth housing living flame fire

Family Room
13'2 x 10'10 (4.01m x 3.30m)
Windows to 3 aspects. French doors to rear garden

Kitchen/Breakfast Room
15'3 x 12'10 (4.65m x 3.91m)
Large family kitchen with full range of fitted units comprising base and wall units, work surfaces and breakfast bar, built in electric oven and 5 ring gas hob with extractor above, window to rear. Door to

Utility Room
10'7 x 8'10 (3.23m x 2.69m)
Range of base and wall units, window to rear and door to garden, built in cupboard. Door to garage. Door to

Shower Room
Window to front, walk in shower cubicle, wash hand basin, low level w.c.

First Floor Landing
Window to rear. Doors leading to

Bedroom
13'0 x 11'8 (3.96m x 3.56m)
Windows to 2 aspects

Bedroom
12'0 x 9'10 (3.66m x 3.00m)

Bedroom
8'9 x 8'1 (2.67m x 2.46m)
Window to rear

Bathroom
Window to rear, white suite comprising panelled bath with shower above and shower screen, wash hand basin, w.c

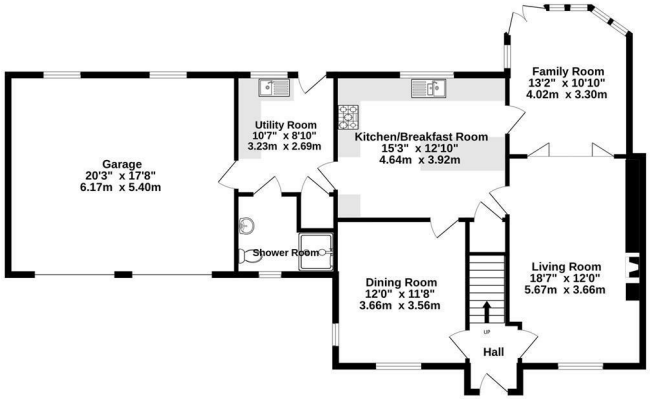
Outside
Front garden with double width driveway leading to a large detached double garage. Fabulous rear gardens set to lawns with large paved patio area, timber decked patio with pergola, vegetable plots, flower borders with shrubs and bushes. Open aspect across fields to rear

Garage
20'3 x 17'8 (6.17m x 5.38m)
Pitched roof, electric up and over doors, power and light

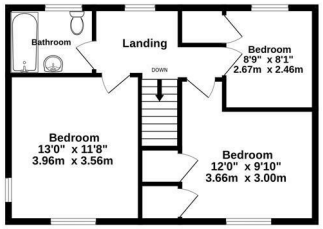
Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask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

FLOOR PLAN

Ground Floor
1262 sq.ft. (117.2 sq.m.) approx.



1st Floor
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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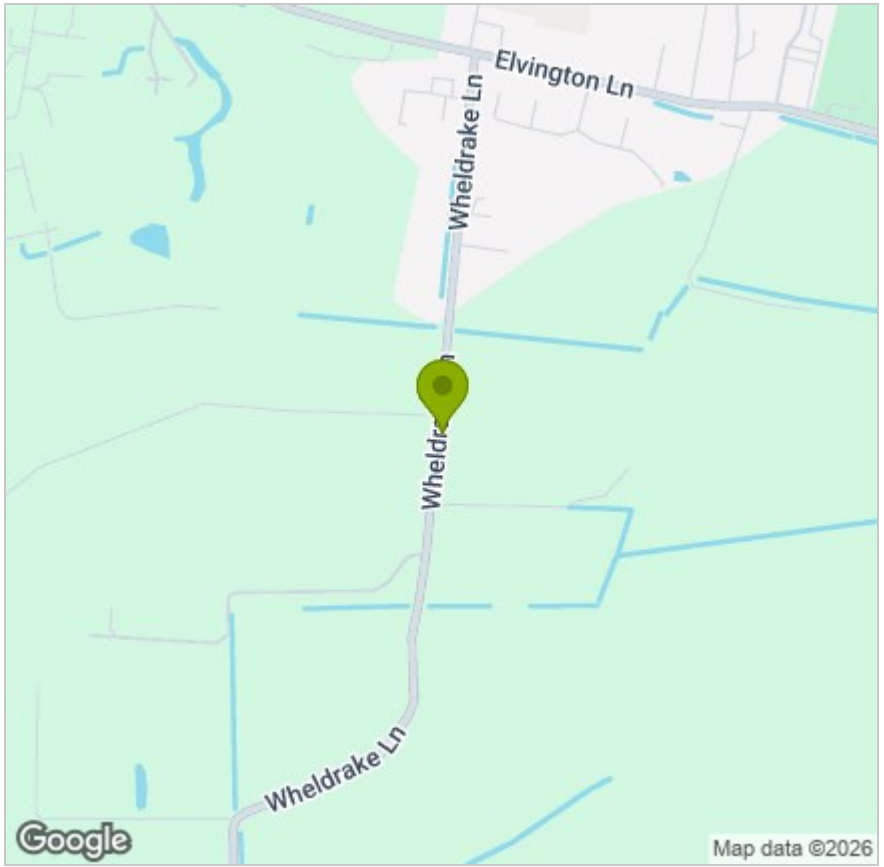
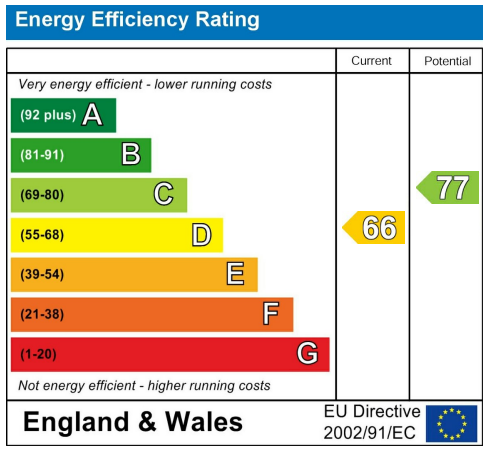
LOCATION



EPC



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