



Owl End, Main Street, Wighill, LS24 8BQ



# Key Features

- A beautifully presented detached home
- Attached one bedroom annexe
- Ground floor shower room
- Four further bedrooms & two shower rooms
- Open plan living/dining kitchen with Bifolds
- South facing lounge with log burner & Bifolds
- Additional dual aspect reception room
- Stunning south facing rear garden
- Detached garage and attached home office
- Set in the heart of Wighill village



*Owl End is a beautifully maintained five bedroom double fronted detached residence, set within the charming village of Wighill.*





Approached via an attractive open garden, laid to lawn with mature trees and well tended planting, this home offers ready to move into and versatile accommodation.

The ground floor welcomes you with a bright and inviting entrance hallway leading to two generous reception rooms and a guest W.C. At the front, a versatile sitting/music room is flooded with natural light through dual aspect windows. To the rear, a south-facing sitting room with a cosy log burner and bi-folding doors opens effortlessly onto the garden, creating the perfect space for relaxing or entertaining.

The open plan living/dining kitchen is a standout feature, flooded with natural light through additional bi-folding doors that overlook the rear garden. Fitted with modern shaker style units, granite worktops, and integrated appliances including an electric oven, hob, dishwasher and Aga, the kitchen also offers space for an American style fridge/freezer. A generous utility/boot room, with a stable door to the front, provides access to the one bedroom annexe.

The annexe is ideal for dependent relatives, guests or as a teenage suite and comprises an inner hallway, a kitchenette with space for a cooker and fridge, a modern shower room and a double bedroom/sitting room overlooking the rear garden.

To the first floor the principal bedroom enjoys dual aspect windows, a modern ensuite shower room and idyllic views across the open countryside. Three further well proportioned bedrooms are served by a contemporary house shower room, which could be adapted to accommodate a bath if desired.

The property features well maintained gardens to both front and rear. The south facing rear garden enjoys privacy offering a generous paved patio, lawned areas and mature planting including a vegetable patch, fruit bushes and fruit trees. Beyond, open countryside stretches across the horizon, enhancing the sense of space and tranquility. A gated driveway to the rear leads to a detached garage, currently used as a home gym, and an attached home office which is ideal for those seeking a quiet workspace separate from the main house.

Wighill is a charming village ideally located between Wetherby, Tadcaster and York. Wetherby is just six miles away, Tadcaster less than three miles and York 14 miles. Local amenities include the popular White Swan pub with guest accommodation. There is a historic church in the village which is part of the Rural Ainsty group of churches. There are two more public houses in close proximity, The Tickled Trout at Bilton in Ainsty, which is just a walk across the fields, and The Fox and Hounds at Walton. The village is served by two school buses, providing easy access to Askham Richard Primary School and Tadcaster Grammar School. There are also several other primary schools within easy reach (Wetherby, Thorp Arch, Tadcaster etc.) as well as secondary schools in Boston Spa, Wetherby and York. There are buses from Tadcaster to St Aidan's and St John Fisher in Harrogate. Excellent road connections via the A64 and A1(M) make commuting straightforward, while York's mainline railway station is just 25 minutes by car.

**SERVICES:** We are advised that the property has broadband, mains water, electricity, drainage and oil fired central heating.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(80+) A	77
(61-80) B	64
(55-60) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-10) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2009/125/EC

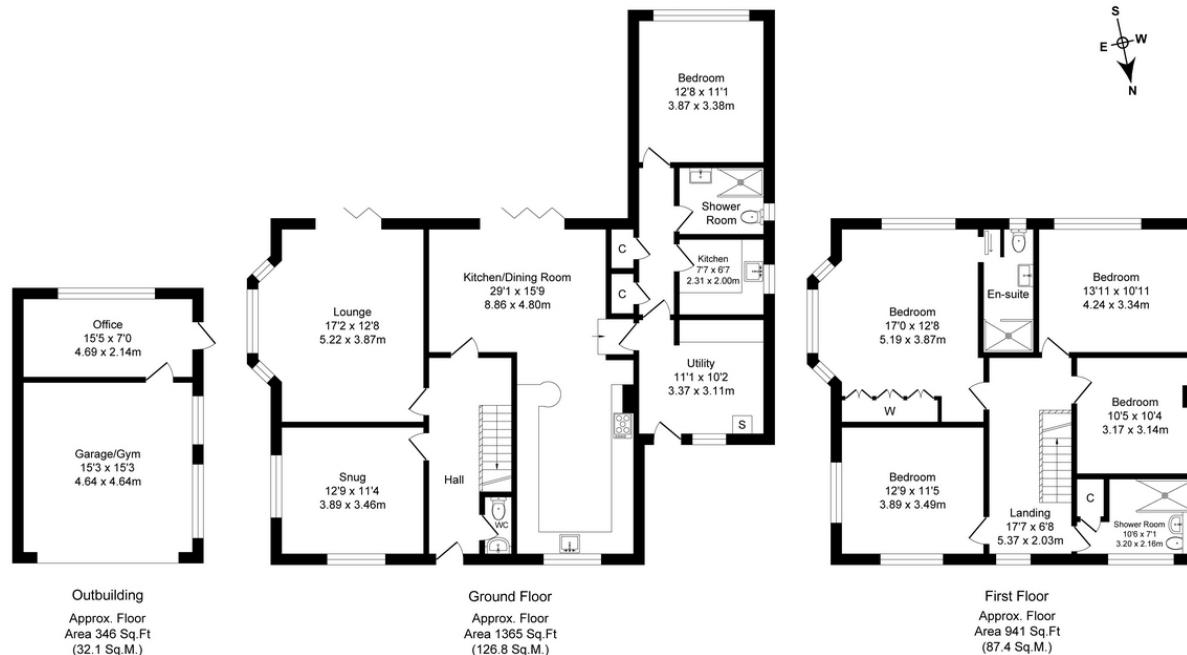
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(24+) A	70
(31-41) B	
(39-50) C	
(58-68) D	
(69-84) E	
(85-100) F	
(111-120) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	EU Directive 2009/125/EC

## Owl End Main Street Wighill LS24 8BQ

Total Approx. Floor Area 2652 Sq.ft. (246.3 Sq.M.)

(Including Outbuilding)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Tenure Type:** Freehold

**Council Tax Band:** F

**Council Authority:** North

Yorkshire Council

All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.