



Moor Lane, Newton On Ouse

£875,000

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Moor Lane,
York YO30 2BR

Est. 1871

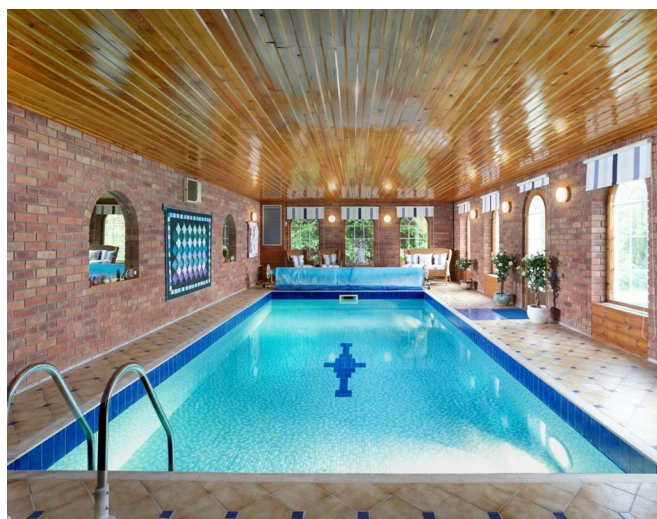
£875,000

Located only 6 miles north of York in pretty village on the doorstep of the National Trust's magnificent Beningbrough Hall, this outstanding 1980's built family home stands in idyllic gardens and grounds of around 0.58 of an acre with mooring and fishing rights on the banks of the River Ouse. The property itself provides over 3,685 sq ft of flexible living space that includes 4 formal reception rooms, 4 bedrooms, 4 bathrooms and a fabulous indoor heated swimming pool.

An entrance porch opens into a reception hall with a useful downstairs boot and shoe cupboard and doors leading off into a surprisingly spacious cloakroom (currently used as an occasional 5th bedroom) with a walk-in shower and an impressive living room with exposed beams, inglenook fireplace with provision for an open fire and 2 archways leading into a fabulous snug area with rear garden views and a sliding double glazed door allowing access onto a paved seating terrace and further door into the conservatory.

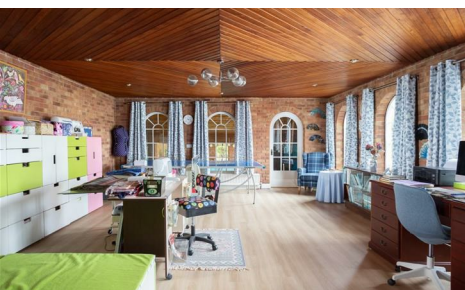
The farmhouse style dining kitchen features granite worktops, cast iron period fireplace and a range of base and wall storage/display cupboards, complemented by a walk-in larder, range cooker space, boiling water tap, retractable ironing board, pull out preparation peninsula and integrated appliances to include a dishwasher, fridge and freezer. The kitchen also leads off into a formal dining room with butler's pantry, utility room and a generous store room.

Leading off the formal dining room, there is around 1,260 sq ft (117 sq m) of extended ground floor living space that currently includes a 28'4" (8.64m) long family and games room, shower room, store room and the impressive 41'2" (12.55m) long pool room with a 24'3" x 11'8" (7.39m x 3.56m) heated swimming pool with a maximum depth of 5'0" (1.52m). The pool room also enjoys access out into the rear garden and the pool itself is serviced by its own independent plant room. This extended ground floor living space also creates an opportunity for a buyer to consider converting all or part of it into an annexed accommodation, subject to the necessary local authority



Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 76 Mbps* download speed
 EPC Rating: D - 55
 Council Tax: G - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



approval.

The first floor landing leads off into a dual aspect principal bedroom with rural glimpses, fitted wardrobes and an en-suite bathroom complete with spa bath and separate walk-in shower, 3 further bedrooms (1 with fitted wardrobes and all enjoying further rural views) and a family shower room with a larger than average walk-in shower and a linen storage cupboard.

Other internal features of note include a gas fired central heating system and single glazing to the majority of the windows.

Externally, a driveway with EV charging point and turning bays provide ample off road parking with the front garden being mainly laid to lawn and featuring a number of maturing trees and a capped off well which is believed to date back to the 17th Century.

The delightful part walled rear garden is also mainly laid to lawn and features a generous paved seating terrace off the living room and conservatory with views down to the river bank and steps leading down to a rose garden, stocked fish pond, summerhouse and a kitchen garden with raised beds currently producing strawberries, rhubarb and blueberries.

A pedestrian gate on the rear boundary leads onto a further grassed area and around 60' (18.29m) of River Ouse frontage that comes with the benefit of both fishing and mooring rights. Please note that a public footpath runs along the riverbank and we have been informed by the seller that the river bank is subject to occasional flooding and since 1998, has not risen above or come beyond the gate on the rear boundary.

In total the property stands within a plot of around 0.58 of an acre.

AGENTS NOTE

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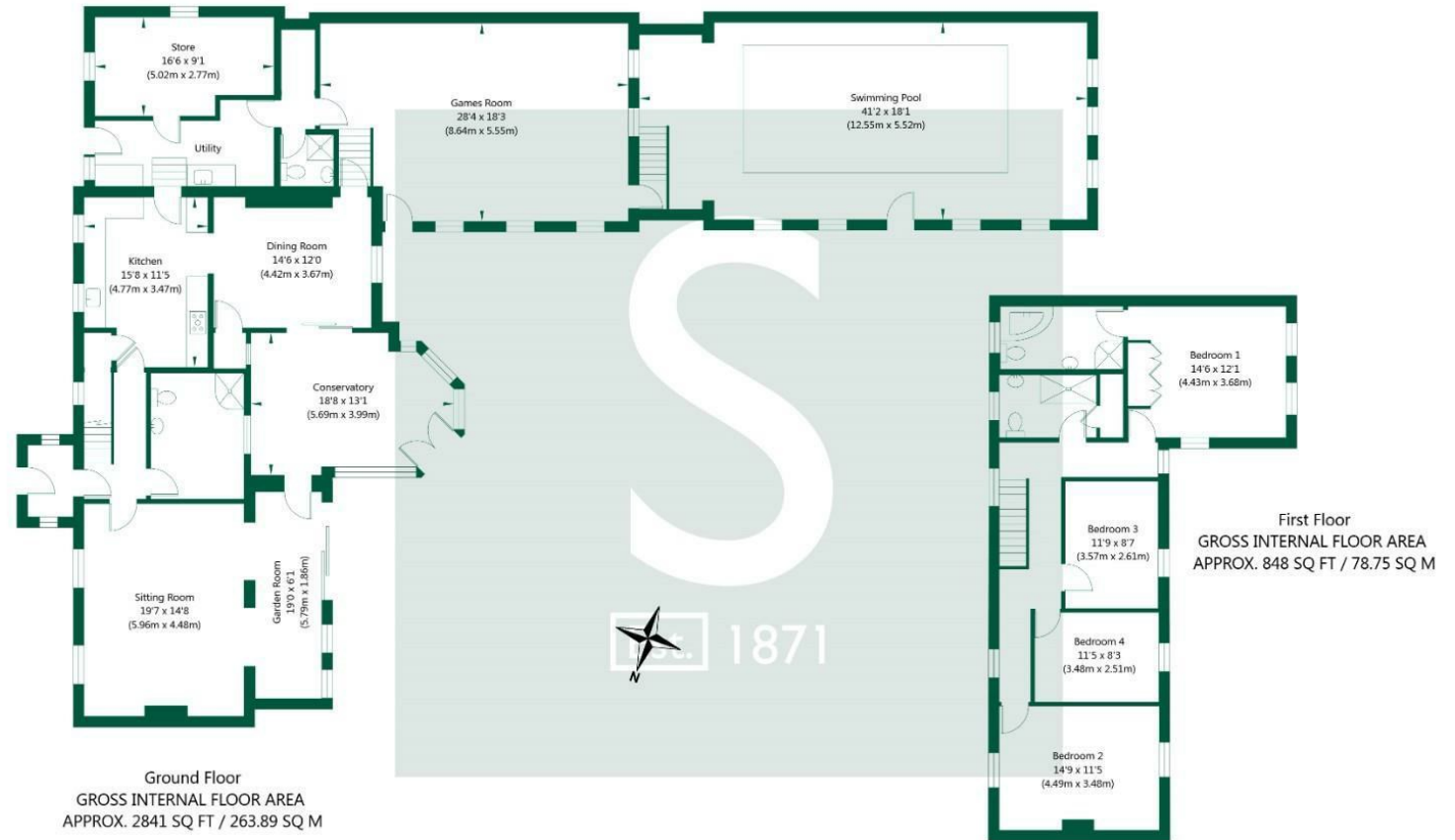
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 APPROXIMATE GROSS INTERNAL FLOOR AREA 3689 SQ FT / 342.64 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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