



**Manor House Farm, Main Street, Fangfoss, York, YO41 5JH**

# Guide Price £995,000

Situated in the sought-after village of Fangfoss, Manor House Farm is an exceptional Grade II listed country residence, combining fine period architecture with an impressive range of ancillary buildings, formal gardens and a private paddock extending to just over an acre. With its Georgian proportions, extensive accommodation and considerable scope for a variety of uses, the property presents a rare opportunity to acquire a substantial Yorkshire country house with an enviable lifestyle offering and No Onward Chain.

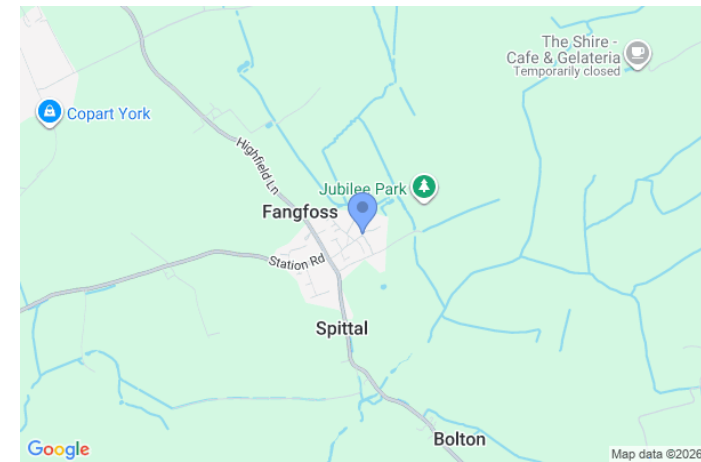
The house is approached through an imposing pillared entrance, setting the tone for the architectural character found throughout. An impressive central reception hall retains a wealth of period features, including geometric floor tiling, stained glass windows and a sweeping staircase. The principal reception rooms are generously proportioned and filled with natural light, with high ceilings, elegant sash windows and attractive period fireplaces providing a series of refined yet comfortable spaces for both entertaining and family life.

At the centre of the home is a substantial farmhouse kitchen, featuring a traditional AGA set within an exposed brick archway, quarry-tiled flooring and generous space for informal dining and gathering. A useful range of adjoining facilities includes a pantry, laundry and boot room, ideally suited to the demands of rural living. The upper floors provide well-proportioned bedroom accommodation, with elevated views across the gardens, village green or surrounding countryside. Period detailing continues throughout, complemented by two well-appointed family bathrooms.

A particular feature of Manor House Farm is the remarkable collection of interconnected brick-built outbuildings, extending to several thousand square feet. The buildings include a substantial two-storey cart shed, workshops and extensive secure storage areas. Their scale and arrangement provide considerable flexibility for a range of potential uses, including equestrian facilities, workshops, studios, storage, leisure space or holiday accommodation, subject to the necessary consents.

The gardens and grounds provide an attractive extension to the accommodation, combining formal areas with space for a variety of country pursuits. The private paddock extends to just over an acre and is enclosed by mature hedging and established trees, providing an ideal setting for equestrian use, livestock or potentially an orchard. Closer to the house, the mature gardens include broad terraces for outdoor dining, well-maintained lawns, sheltered seating areas and established flower borders, creating a series of private and peaceful spaces in which to enjoy the surroundings.

Fangfoss is an attractive and well-regarded village with a strong sense of community, offering a traditional public house, local primary school and Jubilee Park, together with a number of independent and artisan businesses. The surrounding countryside provides excellent opportunities for walking, cycling and riding, while the market town of Pocklington is approximately 5 miles away, providing a good range of everyday amenities. The historic city of York is also within easy reach.





**A TRULY STUNNING GRADE II LISTED FAMILY HOME WITH A RANGE OF BUILDINGS & LAND**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Viewing strictly by appointment

**Tenure** Freehold

**Council Tax Band** F

**Local Authority** East Riding of Yorkshire Council

**Services** Mains water, electric & drainage. Oil fired central heating.



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**Approx. Gross Internal Floor Area 2881 sq. ft / 267.73 sq. m**  
**Garage 188 sq. ft / 17.46 sq. m**  
**Outbuilding 3702 sq. ft / 343.91 sq. m**  
**Cart Shed 988 sq. ft / 91.80 sq. m**  
**Total 7759 sq. ft / 720.90 sq. m**

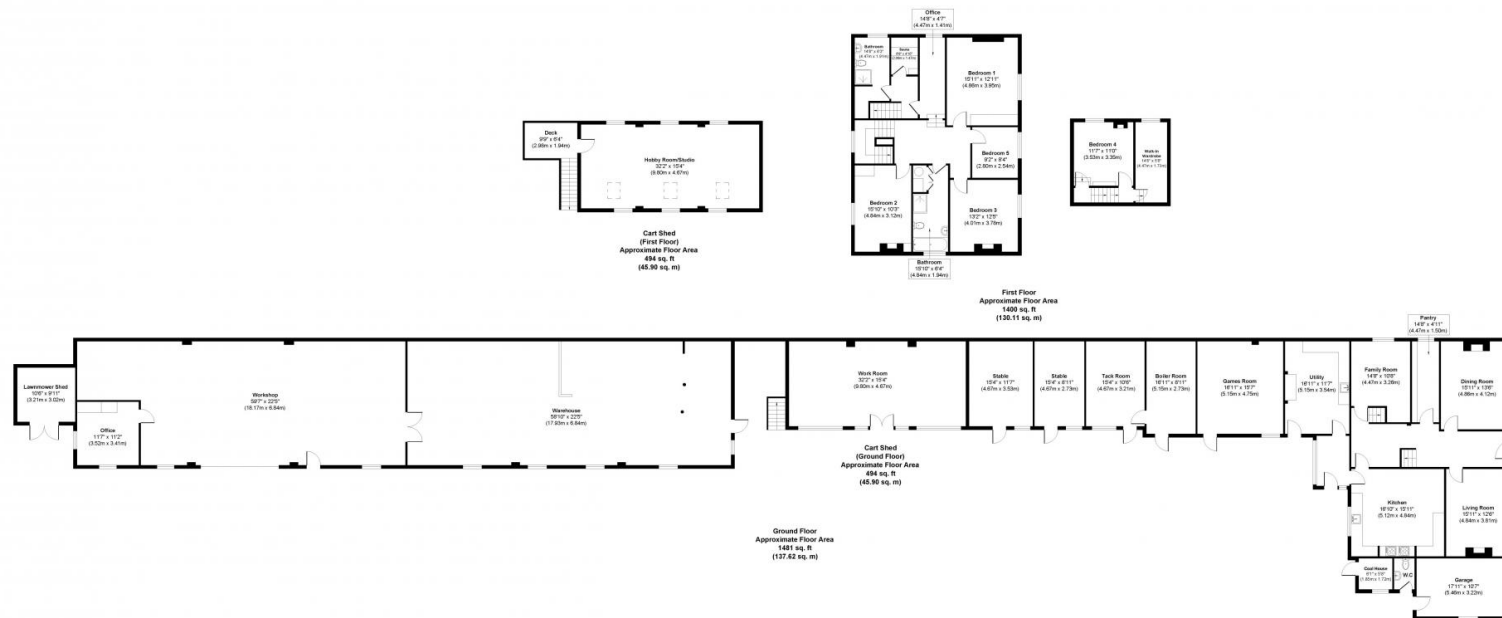


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