Naburn Lane, Fulford, York

£850,000

Stephensons
estate agents & chartered surveyors

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Naburn Lane, York YO19 4RG

Est. 1871

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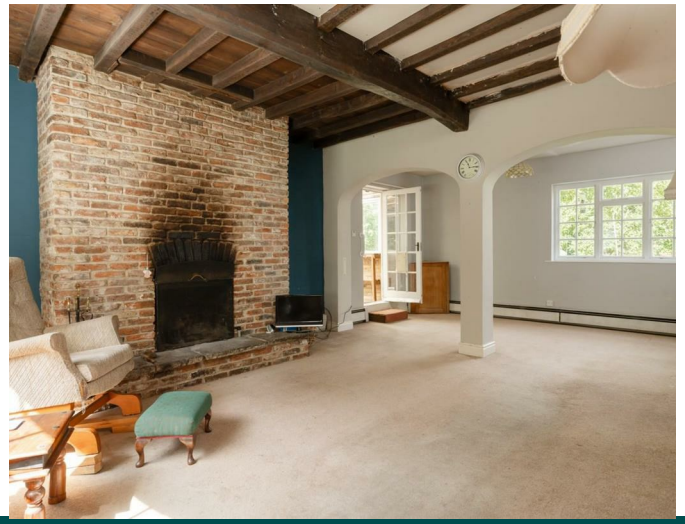
Believed to date back to the 1800's, Hall Farm originally formed part of Fulford Hall and today offers a wonderful opportunity to acquire a part of York's history with the potential to transform into an incredible family residence.

Set amidst the rolling countryside of historic Fulford, just minutes from York city centre, Hall Farm is a distinguished period farmhouse believed to date back to the early 18th century. Once an integral part of the prestigious Water Fulford Hall estate, this privately owned home combines architectural character, historical significance and the enduring appeal of rural North Yorkshire living.

Hall Farm occupies land within what was formerly Water Fulford, the southern township of the ancient parish of Fulford, later incorporated into the City of York in 1935. From the medieval period through to the twentieth century, the surrounding land, including Hall Farm, was predominantly owned by the influential Palmes family, whose ancestral seat remained at nearby Naburn Hall from the early thirteenth century until 1974.

By the early sixteenth century, Brian Palmes held the manors of Naburn and Gate Fulford, together with extensive agricultural land throughout Fulford township. Hall Farm served as the principal working farm for the Water Fulford Hall estate, supporting both livestock and arable farming for generations.



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: E - 50
Council Tax: G - City of York
Current Planning Permission:
Ref. No: 25/01312/CPD - proposed development of a single storey rear extension
Ref. No: 25/02371/CPD - proposed development for a double detached garage

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Throughout the eighteenth and nineteenth centuries, the farm continued to operate in the traditional manorial manner, managed by tenant farmers on behalf of the Palmes family.

Today, the farmhouse extends to 2,360 sq ft of principal accommodation, arranged over two floors and offering wonderfully proportioned rooms that provide an excellent foundation for sympathetic modernisation. The ground floor centres around two impressive reception rooms, including an elegant dual facing sitting room extending to almost twenty-four feet in length, a generous formal dining room and a substantial farmhouse kitchen, all enjoying attractive views over the surrounding grounds. A lean to garden room provides a delightful additional space, while a practical utility room and cloakroom enhance the everyday functionality of the home. Completing the ground floor is a versatile fourth bedroom, ideally suited as guest accommodation, a home office or an additional reception room depending on individual requirements.

The first floor offers three spacious double bedrooms, all of generous proportions and served by a house bathroom and master en suite, creating comfortable family accommodation with ample scope for reconfiguration should a purchaser wish to create luxurious bedroom suites.

Beyond the principal residence, Hall Farm benefits from an excellent range of traditional outbuildings comprising a detached garage, two original stables and an adjoining store, extending the overall footprint to approximately 2,960 sq ft. These buildings offer exciting potential for a variety of future uses, whether as workshops, leisure facilities, home offices, ancillary accommodation or further enhancement of the existing residential offering. In addition are wonderful grounds extending to around 1.2 acre comprising a pretty cottage style rear garden, larger part walled paddock style side garden and vegetable garden, along with a quite stunning front garden with mature tree and swing

Occupying a peaceful position along the highly regarded Naburn Lane, Hall Farm represents a rare opportunity to acquire a historic country home where period character, generous accommodation and significant future potential combine to create a truly unique family estate within easy reach of York's historic city centre.

Agents Note:

The property benefits from recent successful grants of Certificates of Lawfulness & Permitted Development:

Ref. No: 25/01312/CPD - proposed development of a single storey rear extension - APPROVED
Ref. No: 25/02371/CPD - proposed development for a double detached garage - APPROVED
Ref. No: 26/01033/CPD - proposed development of a single storey side and front extension and outbuilding containing an indoor swimming pool - APPROVED
Ref. No: 26/01260/LHE - proposed development of a single storey rear extension - APPROVED

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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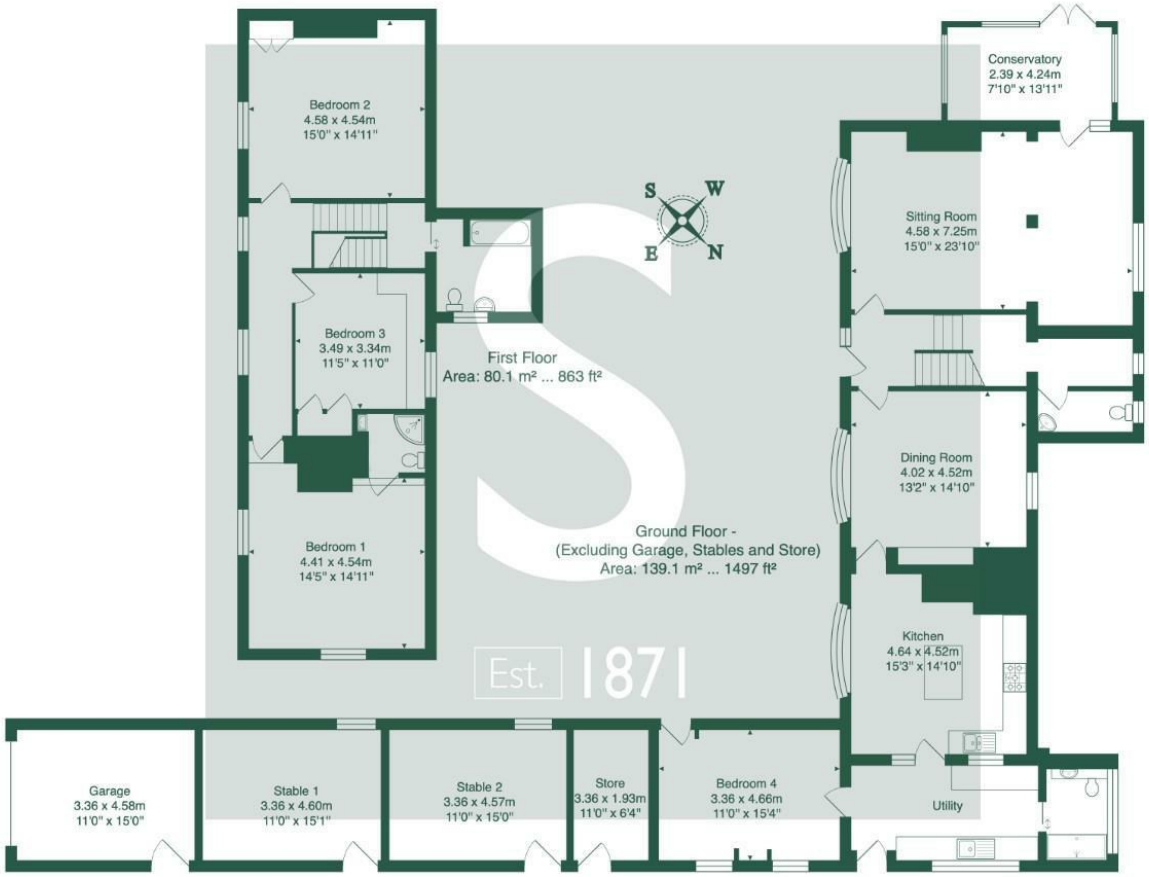

All measurements are approximate and for display purposes only.
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.

Main House - 219 Sq M / 2360 Sq Ft - (Excluding Garage, Stables and Store)
Plan Total - 275 Sq M / 2960 Sq Ft