



The Moorings, Lock Lane, YO43 4DY

- An exceptional country residence occupying approximately 1.25 acres • Established equestrian facilities including four stables, tack room, paddock & approximately 120ft covered arena • Formerly operated as an equestrian facility, with direct access to local bridleways & extensive ancillary accommodation • Comprehensively updated, combining character with a high-quality contemporary specification • Open plan kitchen/living/dining area • Multiple reception rooms • Five bedrooms, two en-suites & family bathroom • Off street parking • Views over open fields • EPC = C

Guide Price £795,000

The Moorings is an exceptional five-bedroom country residence, occupying approximately 1.25 acres of landscaped gardens, grounds and paddock in a sought-after location. Discreetly positioned along a quiet no-through lane, the property enjoys a particularly private setting with far-reaching views across the surrounding countryside. The property also offers impressive equestrian facilities, comprising four fully equipped stables, a tack room and a substantial covered indoor arena of approximately 120ft, with direct access to local bridleways. The arena could be used for multiple different purposes including a large car storage unit, covered entertainment space or as a events venue. A well-drained paddock lies to the rear.

The house has been comprehensively updated, combining traditional character with a sophisticated contemporary specification, including integrated Sonos sound, media walls and a 5-amp lighting system. The accommodation is arranged around three reception rooms, including a generous dual-aspect drawing room and sitting room with direct access to the garden. At the heart of the home is an impressive open-plan kitchen and family space with granite work surfaces, roof lantern and gas-fired Aga, opening into a comfortable snug with multi-fuel stove and a substantial garden room. In addition, there is a ground-floor shower room.

Upstairs are five double bedrooms, including a principal suite with floor-to-ceiling windows, Juliet balcony overlooking the grounds and a high-specification en-suite with jacuzzi bath. A second bedroom also benefits from an en-suite bathroom, with a further family bathroom serving the remaining bedrooms.

The beautifully landscaped south-east facing gardens are a particular feature, with manicured lawns, mature planting, two water features including a fully stocked koi pond and a summer house. A substantial alfresco kitchen with Balmoral granite worktops, together with a generous dining terrace and garden room, provides an excellent setting for outdoor entertaining. Further accommodation includes a detached insulated home office, garage, potting shed and additional outbuildings, the latter offering potential for conversion to guest or holiday accommodation, subject to planning. The property is approached via a private drive with separate vehicular access to the rear paddock and equestrian facilities.

In all, The Moorings offers a rare combination of a beautifully appointed country home, extensive grounds, excellent entertaining space and comprehensive equestrian facilities in a peaceful and accessible Wolds setting.

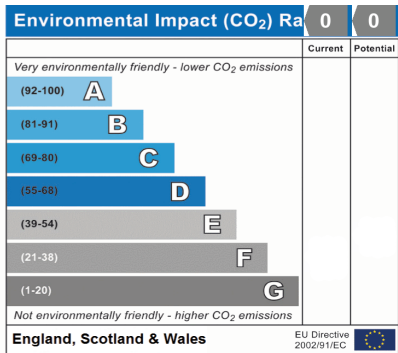
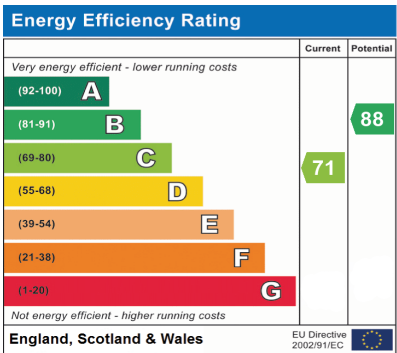




AN ATTRACTIVE FAMILY HOME WITH A 1.25 ACRE PLOT & EQUESTRIAN FACILITIES



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



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Approx. Gross Internal Floor Area 2510 sq. ft / 233.19 sq. m
Stables & Converted Outbuilding 1314 sq. ft / 122.11 sq. m
Garage 153 sq. ft / 14.22 sq. m
Stables 790 sq. ft / 73.43 sq. m
Arena 6749 sq. ft / 601.92 sq. m
Total 11516 sq. ft / 1044.87 sq. m

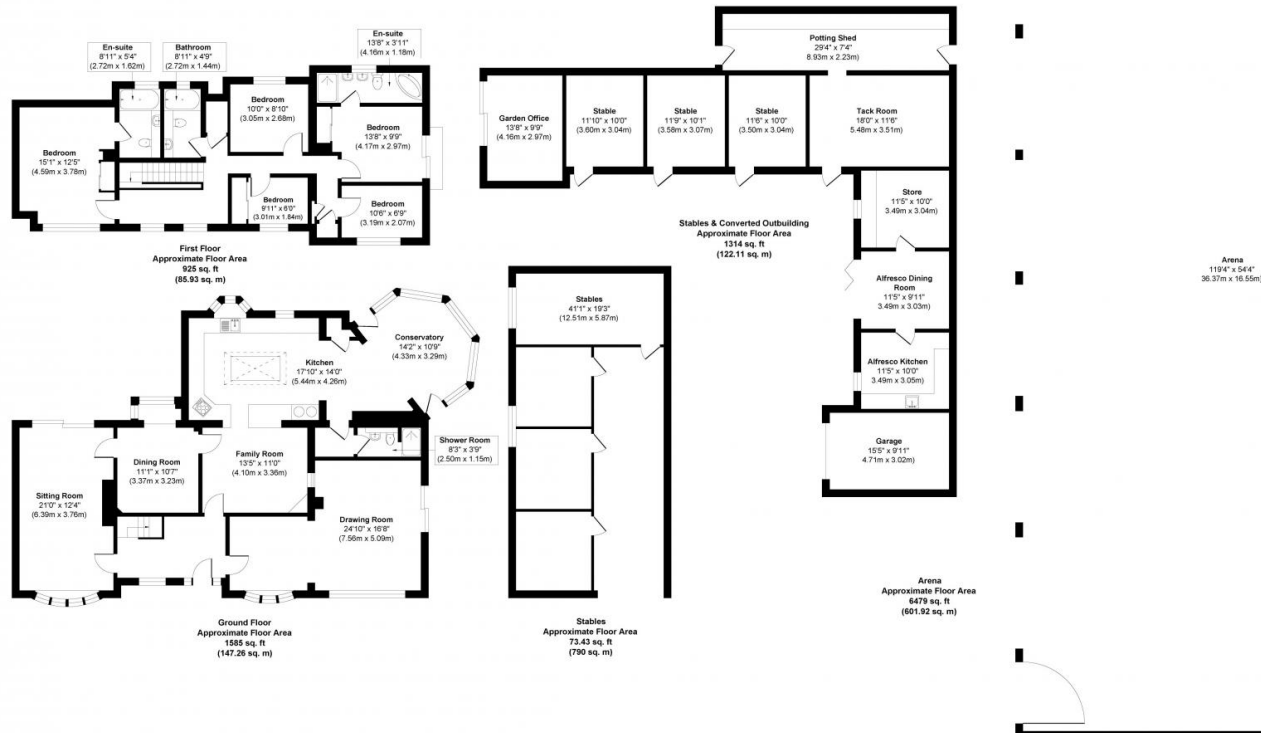
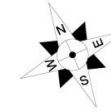


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