VAVASOUR HOUSE MANOR ROAD

TADCASTER, LS24 9BR

£1,150,000

FREEHOLD

This exquisite barn conversion is a rare find. Spanning an impressive 4,798 square feet and set within 4.5 acres of land, this property is perfect for those seeking spacious accommodation in a tranquil setting.

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VAVASOUR HOUSE MANOR ROAD

• Over 4,700 sq ft • 4.5 Acres of Beautiful Land • Pond with Canada Geese • Peaceful Retreat • Dining Kitchen plus Formal Dining Room • Paddocks and Stables • Summer House and Greenhouse • Ample Off Street Parking

REASONS TO BUY

- Over 4,700 sq ft
- 4.5 acres including 2 paddocks, a private woodland and river
- Stables in situ
- Beautiful grounds
- Desirable semi rural village location
- Natural Spring and pond
- Parking set behind electric gates
- Primary suite with dressing room

This impressive home is arranged over two floors and offers generous, characterful living space throughout. The ground floor is entered via a spacious reception hall with striking stone flooring, setting the tone for the rest of the property. From here, doors lead to a welcoming living room featuring a log-burning stove, an elegant sitting room, and a formal dining room—ideal for both everyday living and entertaining. To the rear, an outstanding dining kitchen extends to over 20 feet in length, boasting a traditional Aga and a vaulted ceiling that enhances the sense of light and space.

Upstairs, the first floor hosts a superb principal bedroom suite complete with en suite bathroom and dressing room. There are three further well-proportioned double bedrooms, all served by a stylish house bathroom.

The enchanting grounds extend to approximately 4.5 acres and offer a wonderful blend of paddocks, open meadows, established shrubberies, a productive vegetable plot, and a stretch of mature woodland. The woodland is interspersed with natural springs, with Cock Beck running through, creating a peaceful, wildlife-rich setting.

The property benefits from a range of excellent outbuildings, including a stable block and additional outbuildings, all with power and lighting. A high-quality Hartley Botanical greenhouse is also in situ, complete with both water and power supply.

To the south of the property lies a charming summerhouse, and the entire plot is accessed via electric gates, leading to a generous driveway providing ample off-street parking. The property also benefits from solar panels.

ENVIRONS

The village of Stutton is located two miles southwest of Tadcaster, which offers a wide range of shops and services. Stutton has excellent access to the A64 and A1(M) and is conveniently near railway stations at Ulleskelf and Church Fenton. Nearby on Stutton Road you will find a conveniece store, café, post office and public house. The village is within the catchment area for the highly regarded Tadcaster Grammar School. The

nearby market town of Tadcaster provides facilities, including a variety of shops, a Sainsbury's supermarket, cafes, restaurants, and public houses, as well as a broad selection of sporting amenities, such as the Tadcaster swimming pool.

The close proximity of the A1 and A64 ensures excellent access to the region's motorway network and to major Yorkshire centres like Leeds, Harrogate, and York. Additionally, intercity railway stations in Leeds and York allow convenient access to London's King's Cross in under two hours on some services.

** CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like **

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

We are advised that the property is freehold, chain-free, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area sq. ft 4798 ft / 445.71 sq. m (Including Garage & Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.

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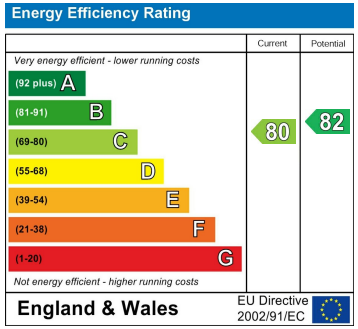

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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