



## Sunnydene Farm Sunnydene Farm

, Cliffe, YO8 6NU

£595,000

**\*\*Detached Farmhouse and separate 2 bedroomed detached Bungalow\*\*** This remarkable farmhouse presents a unique and rare opportunity for those seeking a blend of rural charm and modern convenience. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests.

The farmhouse features a well-appointed bathroom, ensuring comfort and practicality for everyday living. Additionally, the property includes a detached bungalow annex, offering versatile living options, whether for extended family, guests, or even as a potential rental opportunity.

One of the standout features of this property is the industrial barn, which provides an abundance of space for various uses, from storage to workshop activities. The expansive grounds offer parking for up to 20 vehicles, making it ideal for those with multiple cars, hosting gatherings or have farming needs.

This farmhouse is not just a home; it is a lifestyle choice, set in a tranquil location that allows for a peaceful retreat from the hustle and bustle of city life. With its unique features and generous space, Sunnydene Farm is a rare find that promises to cater to a variety of needs and aspirations. Do not miss the chance to make this exceptional property your own.

Estate Agents Note: 0.75 acre Pony Paddock (fully fenced) and separate Industrial Yard/Unit available by separate negotiation.

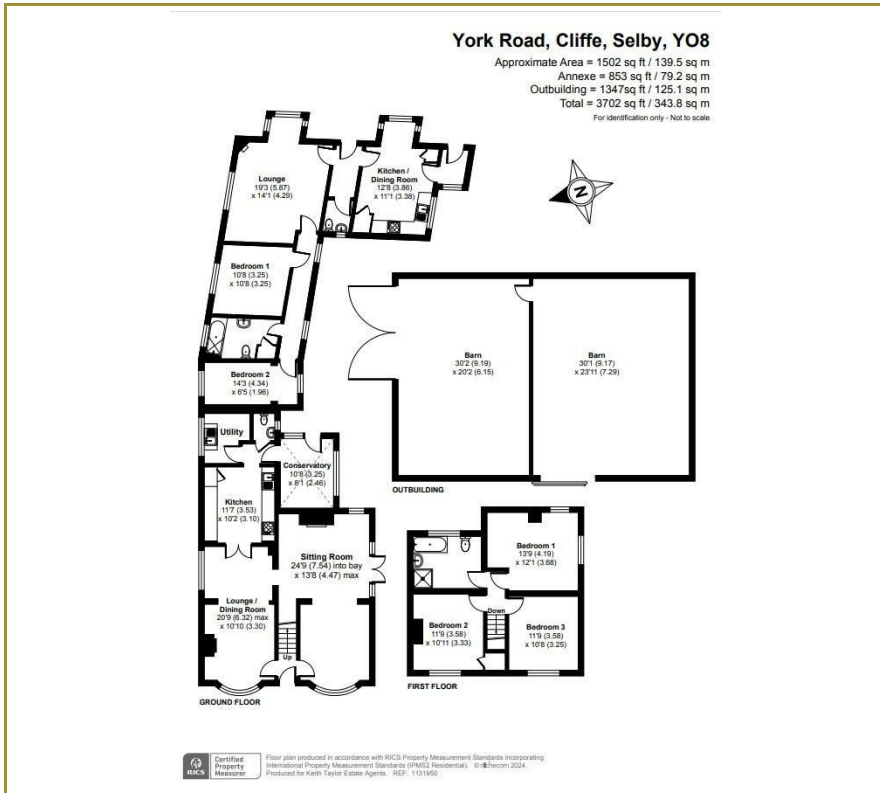
### Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

- Detached 3 bedroomed Farmhouse
- 2 Bedroom Bungalow Annexe - Self Contained
- Great Lifestyle Property
- Farm Shed / Storage Shed Building
- Semi-Rural Village Location
- \*\* Outline Planning Permission for 2 Detached Dwellings \*\*
- Freehold
- NOTE 0.75 acre Pony Paddock (fenced) and Industrial Yard available by separate negotiation.
- Reference: AP/2023/0041/REF



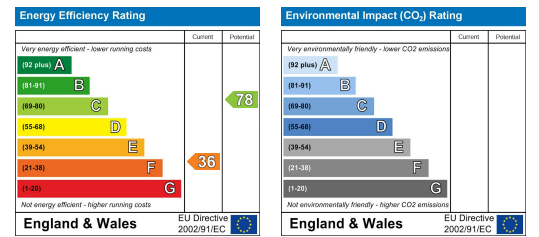
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET  
 Tel: 01757 709457 Email: sales@keithtaylorproperty.co.uk  
 www.keithtaylorproperties.co.uk