



## Sunnydene Farm Sunnydene Farm

, Cliffe, YO8 6NU

Offers Over £650,000

\*\* Lifestyle Property with PONY PADDOCK & Light Industrial Yard (coal business) with numerous sheds and storage space, the Farm House and sperate Bungalow Annexe \*\*

Welcome to 'Sunnydene Farm' this delightful farmhouse on York Road offers a unique opportunity for those seeking a lifestyle property with ample space and character. With three well-proportioned bedrooms, this home is perfect for families or those looking to enjoy a peaceful retreat.

The property features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The farmhouse style is complemented by a traditional bathroom, ensuring comfort and convenience for all residents.

One of the standout features of this property is the generous parking space, accommodating up to 10 vehicles, making it perfect for families with multiple cars or for those who enjoy hosting visitors.

Additionally, the property boasts a pony paddock, providing an excellent opportunity for equestrian enthusiasts or those wishing to embrace country living.

The rear yard and workshops offer further potential, whether for hobbies, storage, or even the possibility of a

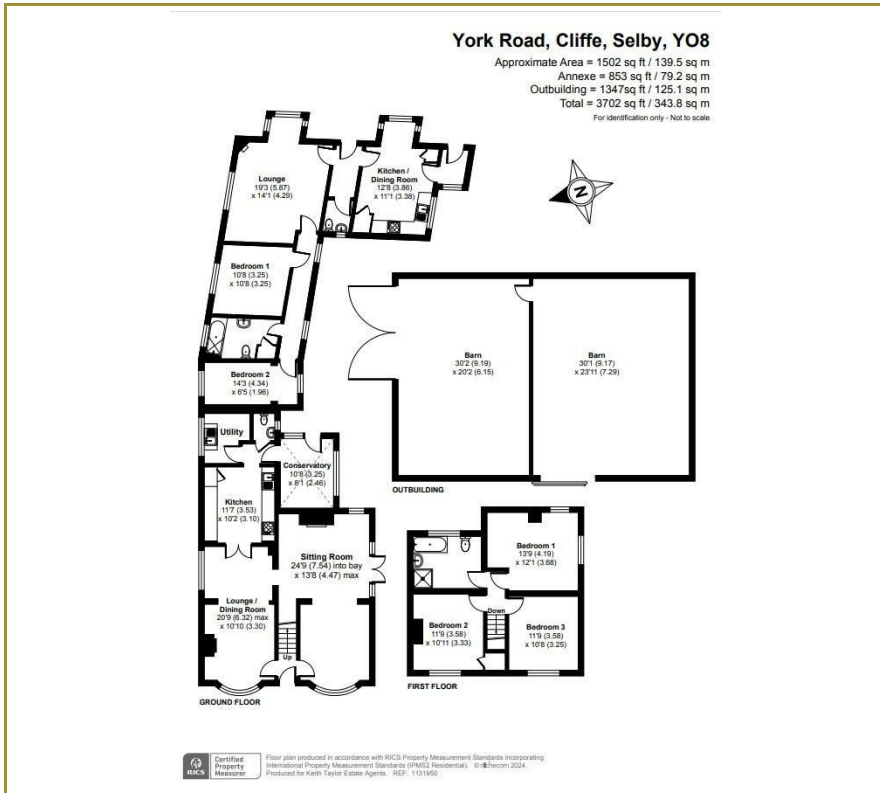
- Pony Paddock and Light Industrial Yard
- 3 Bedroom Farmhouse
- 2 Bedroom Bungalow Annexe - Self Contained
- Farm Shed / Storage Shed Building
- Semi-Rural Village Location
- Great Lifestyle Property
- \*\* Outline Planning Permission for 2 Detached Dwellings \*\*
- Freehold
- Coal / Oil Heating
- Reference: AP/2023/0041/REF

### Viewing

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



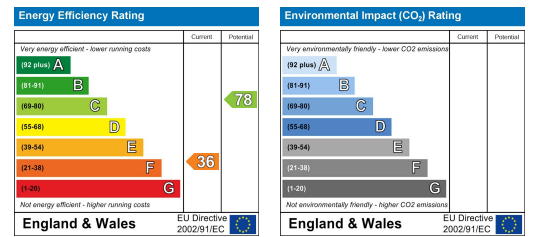
# Floor Plan



# Area Map



# Energy Efficiency Graph



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