



## Sandkim Farm Hillam Common Lane, Hillam

£750,000

- Extensive Detached Bungalow
- Kitchen With Integral Appliances
- Bathroom/WC
- EER TBC
- Grounds of 2.88 Acres
- Utility
- Range of Outbuildings & Stables
- Extensive Lounge
- 3 Double Bedrooms
- Detached Double Garage

A tremendous opportunity to acquire this extensive detached bungalow set within grounds of 2.88 acres.



Built in 1979, Sandkim Farm is a stone built bungalow with a detached double garage, offering enormous scope and potential to extend and create a magnificent open plan family home. In June 2023, permitted development has been authorised for rear single storey extension extending 8 metres to rear, 4 metres to ridge and 2.4 metres to eaves.

The grounds of the property extend to 2.88 acres, predominantly laid to lawn, presenting an excellent opportunity to be used for equestrian purposes or those that perhaps run a business from home, subject to relevant planning consent. Opportunities like Sandkim Farm are rarely presented to the open market, particularly within an idyllic setting and with the potential to extend what is already a generously sized detached bungalow.

Set back from Hillam Common Lane, the bungalow occupies a prominent position within the grounds. Accessed through two stone built pillars and iron gates, a tarmac driveway leads through the centre of the plot with an area for parking and continues towards the rear to a range of outbuildings and stables.

The property welcomes you into an entrance lobby. The bungalow is a T shape with the bulk of the accommodation towards the rear. The internal arrangement flows well with the right balance of living and more formal rooms, enjoying three well proportioned double bedrooms. To the front of the property is an extensive lounge with an array of windows to all three sides providing ample natural light. Part of the lounge area was formerly used as a dining area. A separate room positioned next door has previously been used as a snug or home office depending on the prospective purchaser(s) requirements.

The kitchen is located towards the rear of the property, enjoying a spacious area with a utility and porch behind. The kitchen comprises a number of wall and base units to two sides with granite work surfaces over and a number of integral appliances including a dishwasher, ceramic induction hob, oven and grill. Furthermore, there is a stainless steel sink unit and drainer and space to facilitate dining furniture within the room.

The bungalow is further enhanced by three double bedrooms, currently all equipped with built in wardrobes, a double glazed window and central heating radiator. The principal bedroom is complemented by an en suite shower, hand wash basin and low flush wc.

The internal accommodation is completed by a spacious bathroom, having a traditional three piece suite and separate shower.

Undoubtedly one of the main selling features of Sandkim Farm is the land that is associated with the property, which in total measures 2.88 acres. The land is predominantly laid to lawn and has been previously been divided into paddock, along with many other uses. Towards the rear right, a number of tall, established trees provide a vast degree of privacy, similar to the frontage albeit to a smaller height.

A range of outbuildings and stables are positioned to the rear of the land, providing excellent storage with functioning security alarms in place. The outbuildings are of breeze block construction on a concrete base and benefit from an electric and water supply. Please note that the outbuilding positioned closest to the house, adjacent to the driveway, is believed to have been subject to structural defects over time.

The stables are of timber framed construction with a concrete base with an electric and water supply connected internally.

A detached workshop will be found adjacent to the bungalow, which has been occupied as an annexe and workshop previously. There is a shower room incorporated internally with power, lighting and water connected. It would lend itself perfectly for those looking to house elderly parents into an annexe style living arrangement. Or in fact those looking at working from home and running a business.

The property does require a programme of renovation works to bring it up to modern day living and the space to work with and the approved plans to extend, does present an exciting prospect.

Agents notes - A copy of the consent and all associated plans are available from our Selby office and in addition are hosted on the Selby District Council Public Access Planning Portal under reference number ZG2023/0430/HEN.

EER- 62 (D)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band G

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

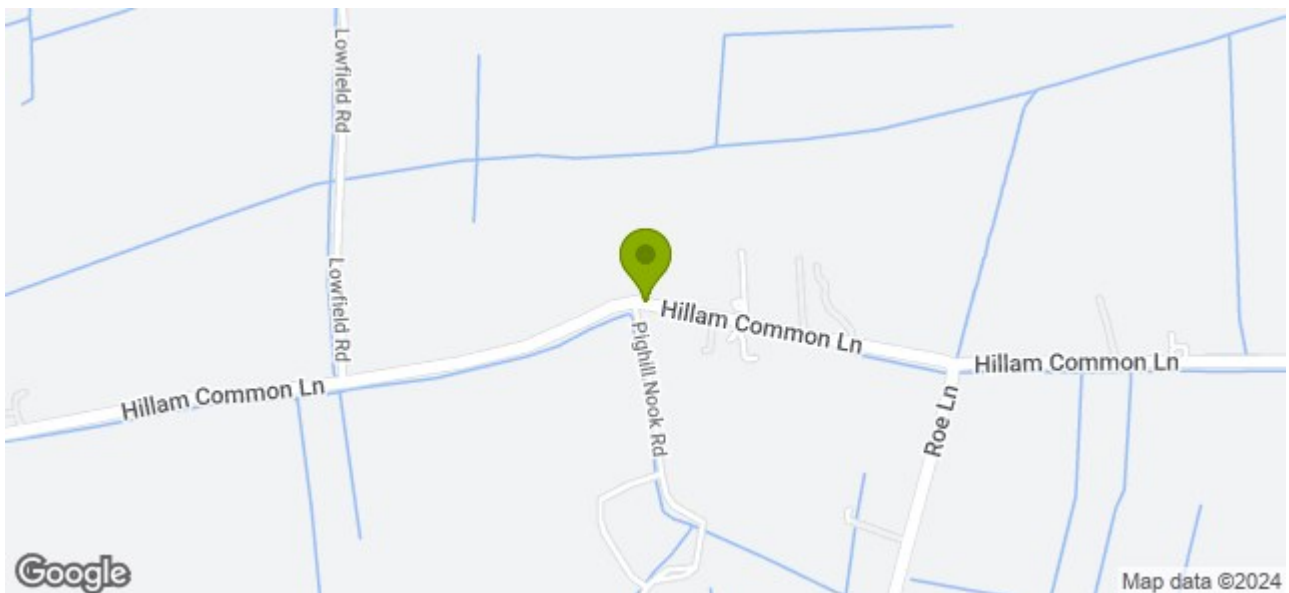
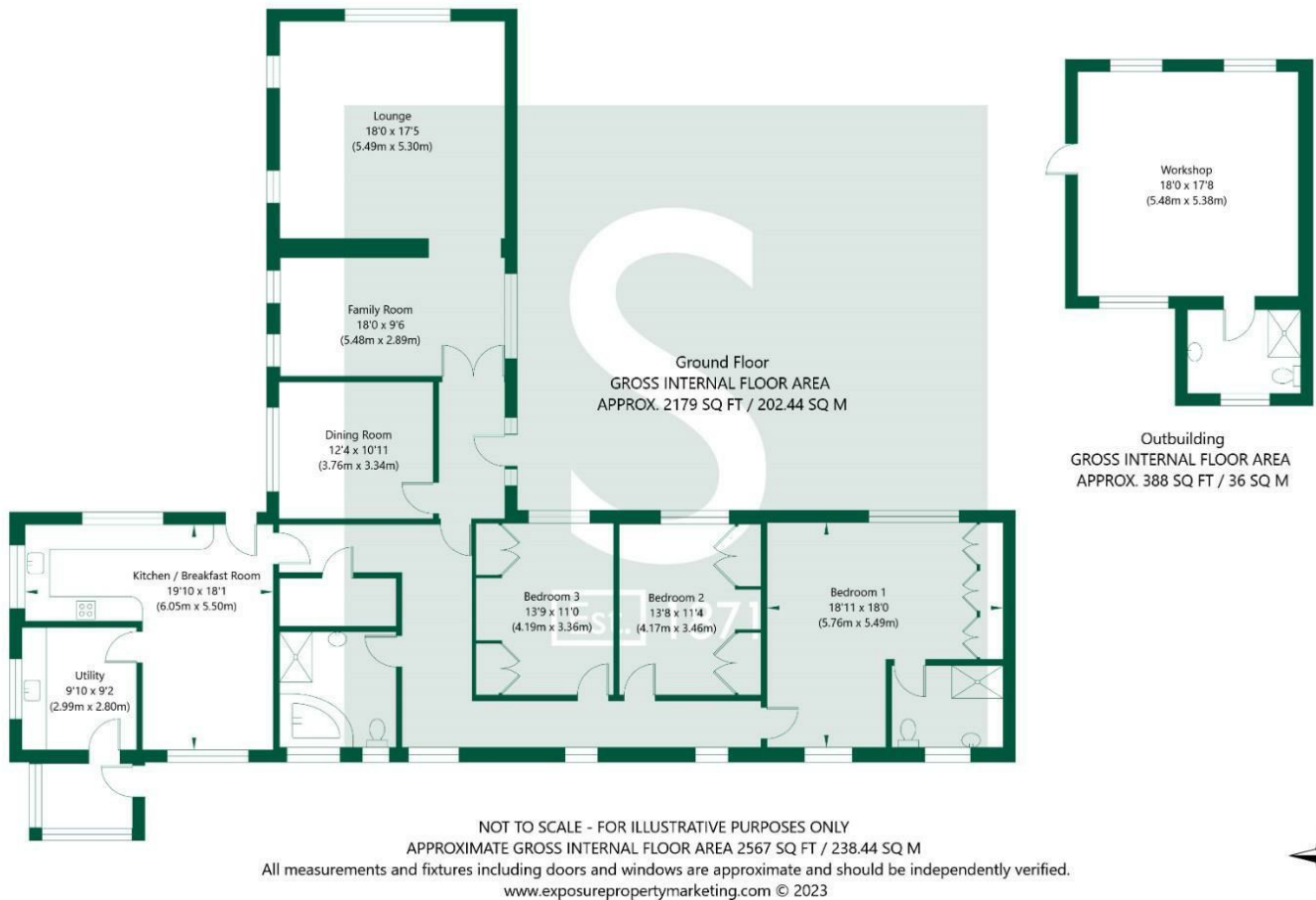








## Hillam Common Lane, Hillam, LS25 5HU



### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
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N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

### Associates

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