



## Wild Acre Main Street, Great Heck

Offers Over £695,000

- Potential To Run A Business From Home
- Distinguished Detached Home Set In Approx 1 Acre
- 3 Reception Rooms Plus Garden Room
- Stunning Bespoke Kitchen
- Utility Room & Ground Floor Cloaks/WC
- 4 Spacious Bedrooms (2 with Fitted Wardrobes)
- Bathroom/WC
- Double Garage & Versatile Outbuildings
- Two Stables & Tack Room
- EER 61 (D)

A rare opportunity to acquire a truly individual home that combines rural charm with modern luxury. With its blend of generous living space, exceptional outdoor amenities extending to approximately 1 acre, and an idyllic yet accessible setting, this remarkable property represents one of the finest in Great Heck.

Tucked away in the peaceful and highly sought-after rural village of Great Heck, this distinguished detached home offers an exceptional blend of country living and modern comfort. Built in 1996 for the current owners, the property is set within approximately one acre of beautifully landscaped gardens, complete with extensive outbuildings, a games room, stables, and grass paddocks.

Over the past eighteen months, the current owners have carried out an extensive programme of improvements, including the installation of a stunning bespoke kitchen, replacement of all windows and exterior doors with sleek modern grey fittings, and the addition of contemporary bi-folding doors opening from the garden room. Several areas of the ground floor have been newly carpeted, and the property has been freshly redecorated.

From the moment you arrive, this residence impresses with its attention to detail, immaculate presentation, and the care with which it has been maintained. Every element has been thoughtfully designed to create a home that is both welcoming and refined.

The inviting entrance hall, with its classic spindled staircase, sets the tone for the rest of the home. The ground floor unfolds into a series of generously proportioned living spaces, ideal for both family life and entertaining.

The elegant lounge, featuring a period-style mahogany fireplace with cast iron and tiled inset, exudes warmth and character. Patio doors lead effortlessly into the bright and airy garden room, where French doors open onto the landscaped gardens – a perfect retreat for morning coffee or evening relaxation.

For quieter moments, the snug offers a cosy escape, while the study provides a stylish and practical workspace with bay windows overlooking the front garden.

The heart of the home is the impressive brand new kitchen, fitted with an extensive range of bespoke units including walk in pantry, integrated appliances, Lamona boiling water tap, and ample dining space. Downlighters enhance the room's natural light, creating a welcoming environment for family gatherings. Adjoining the kitchen is a well-equipped utility room, providing additional storage and workspace, together with access to the rear garden. A cloakroom and a dedicated boiler room complete the ground floor accommodation.

Ascending to the first floor, a central staircase leads to a light-filled landing, from which the four spacious bedrooms are accessed. Each bedroom has been tastefully decorated, offering flexibility for family and guests alike. The principal bedrooms to the front enjoy fitted wardrobes, while the rear bedrooms overlook the peaceful gardens and paddocks beyond.

The family bathroom is luxuriously appointed with a contemporary white suite, including a large double-ended bath, vanity washbasin, shower enclosure, and low flush WC. Thoughtful details such as a heated towel rail, built-in storage, and ambient downlighting enhance the spa-like atmosphere.

The property's extensive outbuildings are a true highlight, designed to complement a range of lifestyles and hobbies and subject to the necessary planning permissions and building regulations could be adapted for a variety of uses. The attached double garage, accessed via an electric gated driveway from Main Street, features electric doors, power supply, resin flooring, and a loft storage area.

To the front of the property lies a collection of versatile outbuildings, including a well-appointed games room, multiple storage spaces, and a dedicated workshop – ideal for leisure, creative pursuits, or home-based business use.

To the rear, a white masonry stable block includes two stables and a tack room/hay store, offering excellent equestrian potential or scope for alternative uses.

The landscaped gardens surrounding the property have been meticulously designed and maintained. The front garden features an elegant water feature and raised flower beds, while the rear garden opens to expansive lawns bordered by mature planting and extensive patio areas perfect for outdoor entertaining. Beyond the gardens lie two well-kept grass paddocks, ideal for grazing or recreational use, with vehicle access. Together, the grounds extend to approximately one acre, offering both beauty and practicality in equal measure.

The property benefits from uPVC double-glazed windows, and the home is equipped with a comprehensive burglar alarm and CCTV security system, ensuring complete peace of mind.

Its enviable location provides the perfect balance between tranquillity and convenience, with excellent access to Leeds, York, Selby, AI and the M62, ensuring swift connections to major business centres.

Tenure: Freehold

Services/Utilities: Oil Central Heating, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: 61 (D)

Council Tax: North Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

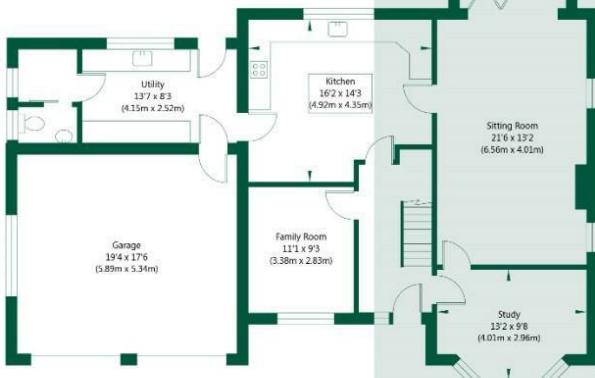
\*Download speeds vary by broadband providers so please check with them before purchasing.



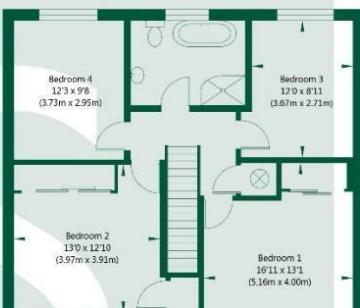


## Main Street, Great Heck, Goole, DN14 0BQ

Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 1126 SQ FT / 104.59 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 814 SQ FT / 75.66 SQ M

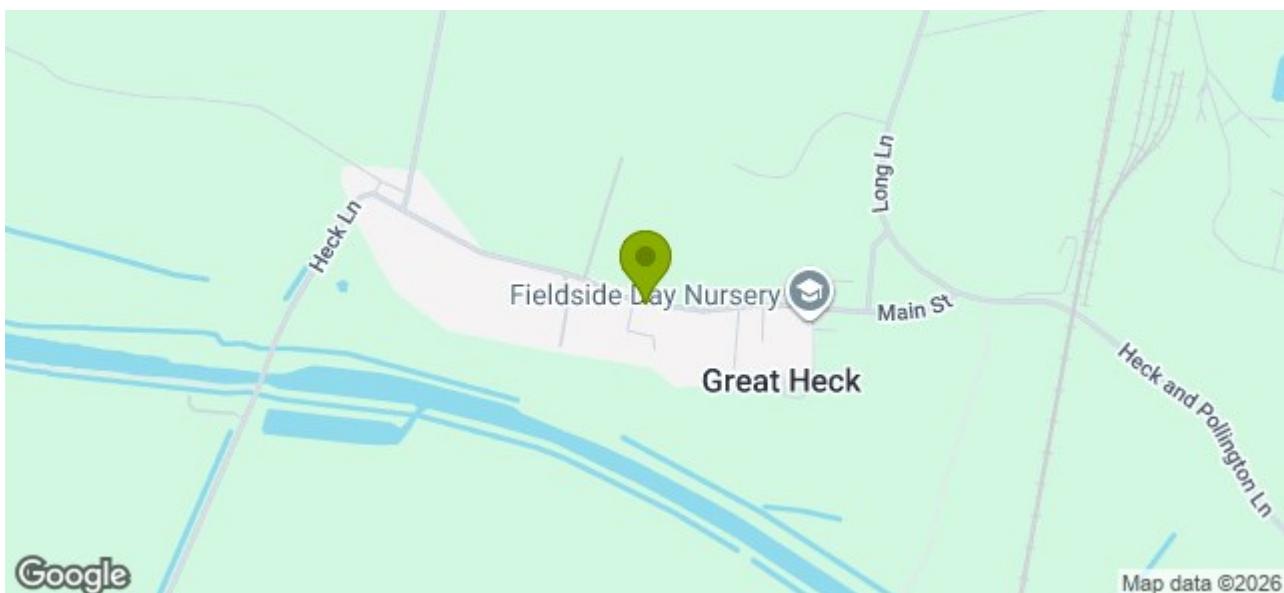


Outbuilding

Est. 1871



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1940 SQ FT / 180.25 SQ M - (Excluding Garage, Outbuilding & Stables)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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