



Chapelfield Nurseries Chapelfields, Selby

Offers Over £700,000

- Set in Approx 1.7 Acres
- 4 Bedrooms
- Utility Room
- Range of Outbuildings & Kennel Facilities
- Superb Bespoke Kitchen
- En-Suite Facilities
- Detached Property
- Designated Dining Area
- Off Street Parking

Deceptively spacious 4 bedroom detached property, which has been significantly extended and set within grounds of 1.7 acres of land with a range of outbuildings and kennels facilities.

Occasionally a property of quite exceptional quality comes to the market and the sale of Chapelfield Nurseries provides one of those increasingly rare opportunities. This detached family residence, set within 1.7 acres of land, has been carefully and lovingly restored by the present owners, creating this very special family home.

Chapelfields was purchased by the present owners in early 2011 as a tired cottage, built, we understand, circa 1865. Since then, they have undertaken a comprehensive programme of renovation and refurbishment which has seen the house significantly extended, reconfigured and the entire building refurbished, whilst restoring character and views across the land and paddocks. In summary the works include a two storey extension, single storey extension to the side elevation, new gas central heating system, underfloor heating, upgraded electrics, double glazed windows and the whole ground floor newly plastered throughout.

The property provides spacious and well planned accommodation appointed to an exceptional standard throughout, skilfully designed with family living and entertaining in mind. Maintained to the current owners specification with meticulous attention to detail and complemented by inspired fixtures and fittings blending character from the former cottage, with modern day living.

The expansive accommodation on the ground floor is particularly adaptable and flows well, enjoying an open plan arrangement and in particular a snug/family room which benefits from full width bi-folding doors which connect the outdoor well with the house. The attractive bespoke oak staircase creates a real sense of space, which is located centrally within the property.

The house is complemented by many beautiful features including original bay fronted style double glazed windows, tiled flooring and underfloor heating throughout the ground floor. There is a superb bespoke kitchen designed to the present owner's specification. The kitchen comes equipped with a range of built-in appliances and a generous sized central island having ample storage units below. The kitchen merges into a designated dining area which has sufficient space for appropriate dining furniture.

Located off the kitchen is a spacious utility room which comprises base units incorporating a sink unit and drainer. There is a built in cupboard designed for a washing machine and tumbler dryer and loft access, ideal for additional storage and currently housing the gas central heating boilers. There are two stable style doors which lead into the family room and side door to the outside and beyond.

To the first floor, there are three generous double bedrooms, which have been architecturally designed. The second bedroom is located to the front of the property and benefits from en-suite shower facilities and a walk in wardrobe. French doors lead out onto the terrace/balcony and provide incredible views across the paddocks.

Bedrooms three also benefits from a purposely designed walk in wardrobe which the present owners have also used as a dressing room. Bedroom four has a separate door leading into the property's attic space which has a Velux window and is currently being used as home office/study. There is the potential for this to be converted into a similar walk in wardrobe arrangement.

The family bathroom has a beautiful and elegant design with a separate bath and walk in shower. There is contrasting décor and full height tiling, in addition to a vanity hand wash basin with attached low flush w.c and chrome heated towel rail.

The internal accommodation continues along a second set of stairs which lead to the principal bedroom, having the luxury of incredible views across the paddocks and beyond. There are four Velux windows and French doors providing ample natural light and ample space for a queen bed and furniture. The bedroom also enjoys a walk in wardrobe and en suite shower facilities.

To the outside, the property is set within outstanding grounds, extending to circa 1.7 acres of land. A Canadian Fir balcony adjoins the rear elevation and provides seating areas to enjoy the south facing sunshine and paddock views. A driveway runs alongside the property off Hull Road, to a substantial opening for off street parking and a small turning area. The gardens are predominantly laid to lawn and run adjacent to the house and to the rear before reaching the stone paddock.

To the right and side of the property is a detached outbuilding which has been converted into dog grooming facilities and comprises a grooming room, kennel kitchen and puppy run to an enclosed area outside. There is water and electric available. This outbuilding can also lend itself to become a home office/study, garage or converted commercial premises subject to planning consent.

In 2011, the present owners built 10 individual Kennels, built of brick and breeze block construction with concrete flooring. The kennels measure approximately 6'0" x 18'0" per kennel with a separate sleeping area to the rear. These kennels have the potential to be converted into stables depending on the prospective purchasers' requirements. Gated access leads into a stone paddock which is gravelled and further leads into three separate areas which has been previously used as enclosed areas for training dogs.

Beyond is a large paddock which measures just under 1 acre, being enclosed to all three sides by 6ft post and rail fencing. The land is of good quality and is predominantly laid to lawn, being surrounded by beautiful countryside and set in a peaceful rural setting.

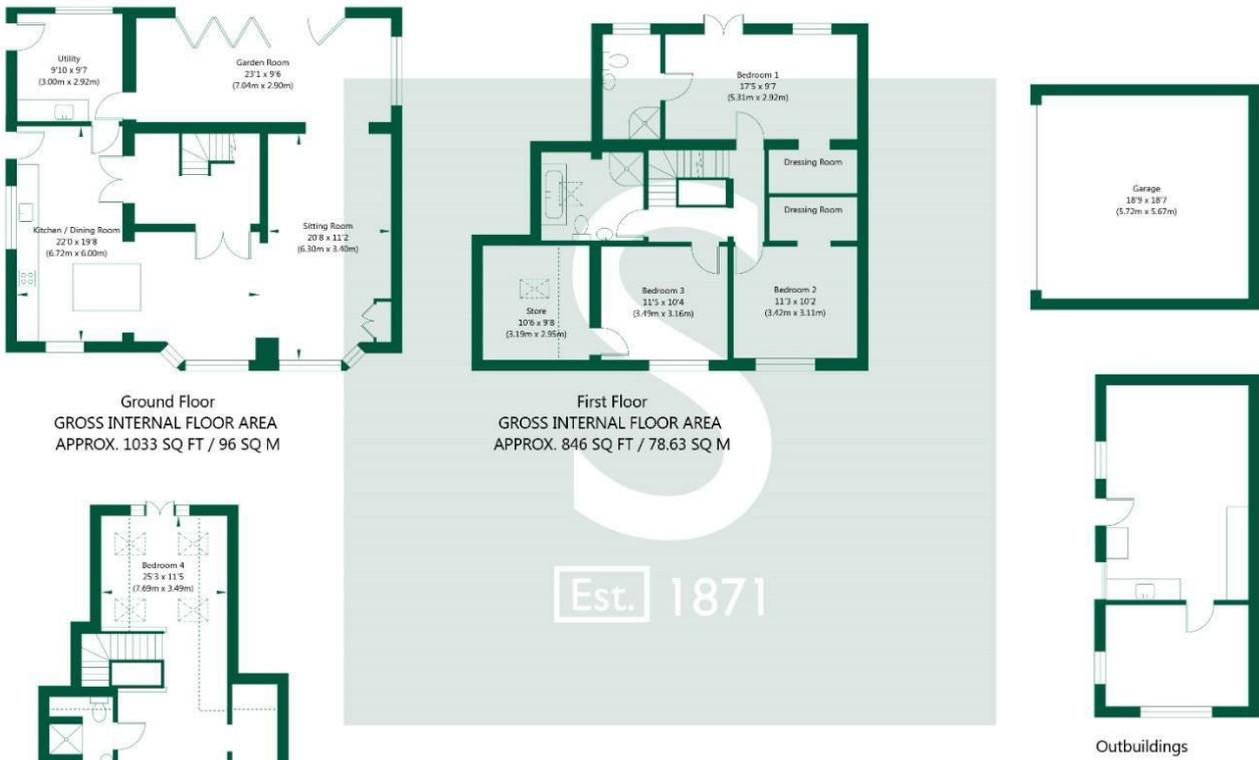
The property is sure to be of interest to those with established families and equestrian or dog grooming interests and it is not very often that properties of this size and nature with associated land come to the market. As the acting agents, we strongly advise an early inspection at the earliest opportunity. All viewings are strictly via appointment only.

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





Hull Road, Hemingbrough, YO8 6QT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY - (Excluding Outbuildings)
APPROXIMATE GROSS INTERNAL FLOOR AREA 2264 SQ FT / 210.36 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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