



## Milford House, 120 High Street, South Milford

£1,175,000

- EPC Rating - E
- Large Grounds
- Further Scope & Potential For Development Subject to Approval
- Over 6,000 Square Feet
- Sought After Village Location
- Impressive Detached Family Residence
- Separate 1 Bedroom Apartment
- Electric Operated Driveway Gates
- Magnificent Open Plan Living Kitchen With Bi-Folding Doors

\*\*\*land available by separate negotiation\*\*\*

One of the regions finest country houses set within large grounds

Milford House is an extensive detached family residence and originates back to the 19th century. Over time, the property has been significantly extended to the side and rear elevations now showcasing over 6,000 square feet of internal accommodation. The work carried out in recent years by the present owners was carefully considered, focusing on a sympathetic restoration of the property whilst also blending the history of the house with modern day living.

The focal point within the ground floor living space is undoubtedly the living kitchen area which is positioned centrally within the property and extends to almost 650 square feet. The architects brief was to create three rooms within an open plan area, focused around two sets of bi-folding doors to the rear elevation making the most of the westerly facing aspects and private gardens.

The kitchen, adorned with bespoke solid oak wooden cabinets, a combination of granite, oak and marble worktops and large stone flags has been finished to exacting standards. Built-in appliances include a triple range oven and dishwasher. The dining and snug area form part of the single storey extension and are an integral part of the open plan arrangement.

To the original part of the property, there are four reception rooms as well as a study, separate utility room, entrance hallway and primary turned staircase leading to the first floor accommodation. The three reception rooms to the ground floor are versatile and can be used for a range of purposes depending on the individual(s) requirements. Each room is complimented by elegant décor, deep skirting boards and high ceilings.

Ascending the staircase, there are five double bedrooms and a newly refurbished house bathroom. The principal bedroom links to a further room which was formerly an en suite bathroom and dressing room which could be easily reinstated or used as a sixth bedroom. Bedroom two has access to an attached room which has been plumbed and plastered for an en suite bathroom.

Adjoining the house is an annex with gym and WC to the ground floor and a self-contained apartment with a large kitchen-living area and bedroom with en suite bathroom.

To the outside, the property stands within the most beautiful plot with neighbouring green belt land and open countryside. Nestled on the edge of the village, the property occupies a proud elevated position, centrally within the plot with private lawned gardens to the front and west wing. The westerly facing terrace is without doubt the hub of the outdoor space, enjoying a split-level patio, perfect for those who enjoy outdoor dining and entertaining. The large lawns are flanked by mature hedges, trees and well-stocked borders with pleasant westerly countryside views. Approx. half an acre paddock available by separate negotiation.

To the front there is a substantial gravelled driveway which runs parallel to the property from the front with vehicular access into the paddock if required. There are electronic operated sliding gates to the front entrance for extra security and privacy. There is sufficient parking and turning circle. There is also the added benefit of a outdoor swimming pool which is currently decommissioned but could be reinstated with some remedial works.

We assume the property and land is not affected by any rights of way or restrictive covenants within the title, although we would advise you check with your legal representative first.

Milford House is one of the signature properties within the village, and it is not very often that properties of this size come to the market. As the acting agents, we strongly advise an inspection at the earliest opportunity. All viewings are strictly by appointment only.

Regular commuters will appreciate the connection links, the M62 providing links to Leeds, Hull, York and further afield. There are direct rail links with Leeds, York, London and Edinburgh from both South Milford station and Leeds/Bradford airport lies about 45 minutes drive away.

South Milford is a highly desirable area, situated approximately 3 miles south of Sherburn in Elmet town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-delis. There is a primary school in the village, and popular Sherburn in Elmet primary and secondary schools are close by with further well renowned schools locally, including Read Private School and St Peters in York.

EER- 50 (E)

Tenure - Freehold

Council Tax - North Yorkshire County Council - G

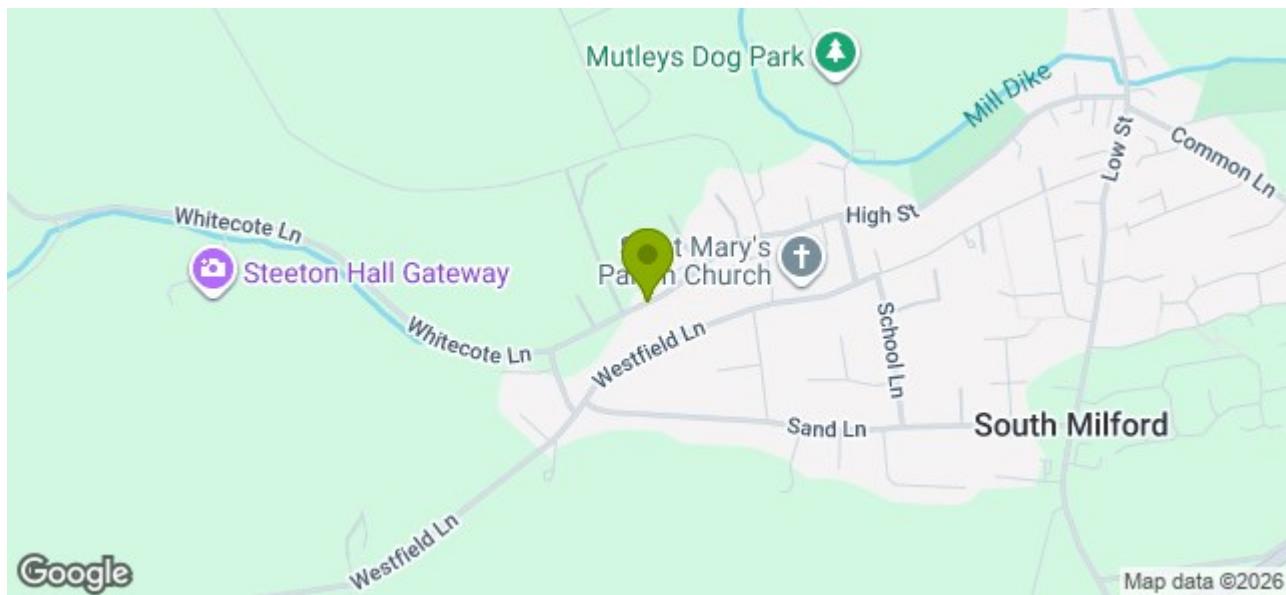
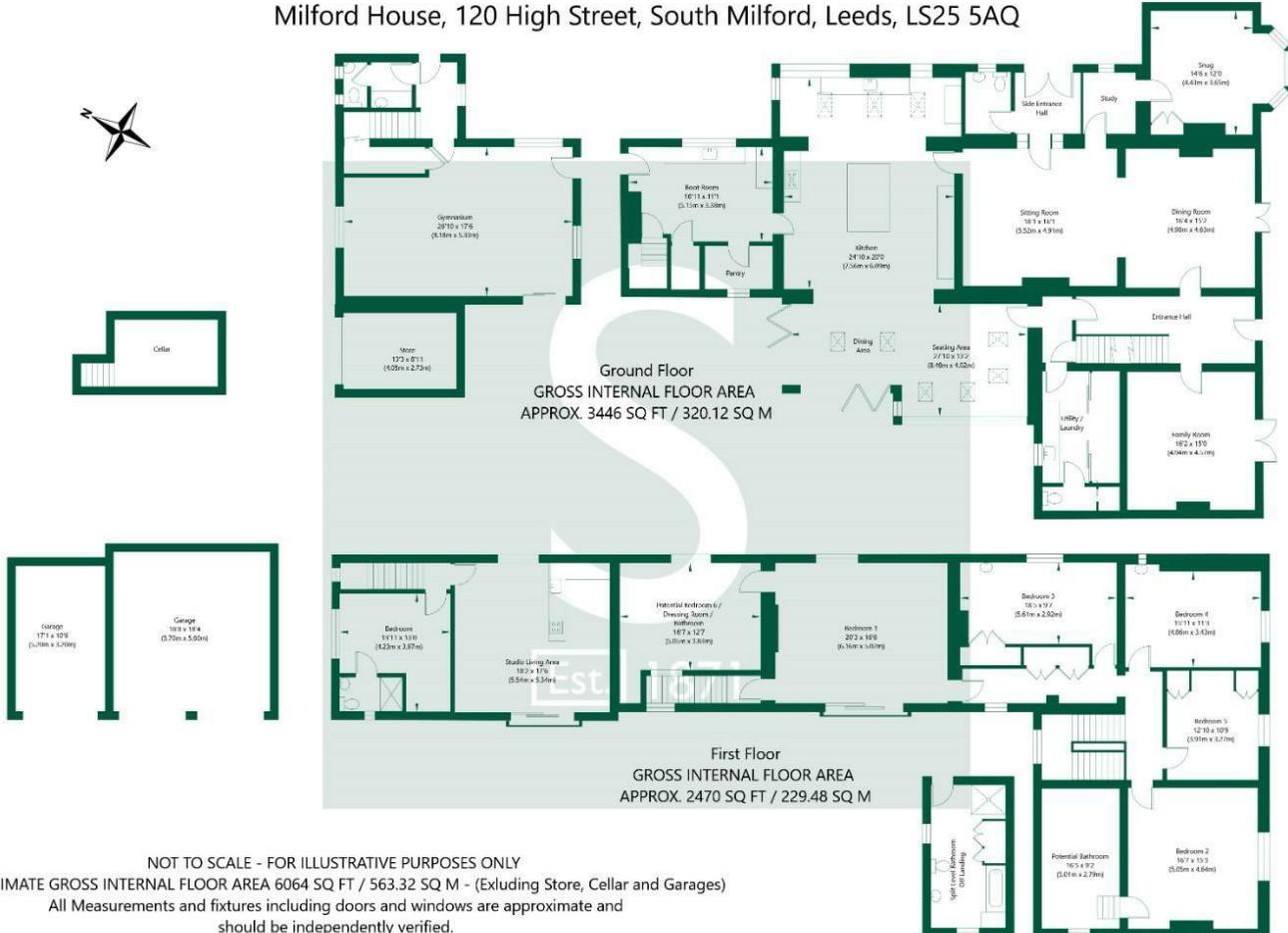
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## Milford House, 120 High Street, South Milford, Leeds, LS25 5AQ



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