



## The Green, Upper Poppleton, York £1,200,000

\*\*\*\* OUTSTANDING LOCATION \*\*\*\*

A quite stunning period farmhouse overlooking The Green, which has been sympathetically restored and improved to create idyllic 4 bedroom living accommodation with additional self contained granary.



### Accommodation

This Grade 2 listed period farmhouse overlooking The Green occupies one of the most sought after positions within this ever popular village. The property has been sympathetically restored and upgraded in the recent past with a contemporary finish yet highlighting a wealth of its original period features.

Internally the property is entered through a six panel front entrance door into a spacious reception hall with quarry tiled flooring and staircase leading to the first floor accommodation with built in understairs cupboard with drawers.

The living room is located at the front of the house having a period fireplace with cast iron basket grate set on a granite hearth. There is feature oak flooring and a bow window to the front elevation.

Located on the opposite side of the entrance hall is a family room/snug, again having a period fireplace with cast iron basket grate. There is a bow window to the front elevation and double fronted corner cupboard.

One of the feature rooms of the property is the comprehensively refitted kitchen having a stylish range of built in base units to two sides with quartz worktops and inset Belfast sink unit. There is an additional range of matching high level storage and display cupboards with quartz splashbacks. Included within the kitchen is a built in electric oven and grill with separate 4-point ceramic hob unit. There is an integrated fridge unit, built in automatic dishwasher and wine fridge. The kitchen includes recessed ceiling downlighters.

An archway leads through into a delightful rear breakfast room with multi-paned rear entrance door.

Located off the kitchen is a walk in pantry room having a further range of low level storage cupboards with laminated worktops and fitted display shelving. The pantry room includes a quarry tiled floor and mounted cloaks rail.

The rear entrance lobby has a secondary entrance door and includes a double fronted built in airing cupboard housing the pressurised hot water cylinder. There is a mounted cloaks rail, recessed ceiling downlighters and tiled flooring.

Located off the rear lobby is a cloakroom having a Victorian style high flush WC and pedestal wash hand basin. There is a heated towel rail, fitted shaving socket, tiled flooring and recessed ceiling downlighters.

Beyond the rear lobby is a walk through utility room having a further range of high and low level storage cupboards with butchers block worktops and inset Belfast sink unit. The utility room provides plumbing for an automatic washing machine and space for an automatic tumble dryer. There is a reclaimed period radiator as well as recessed ceiling downlighters.

The ground floor accommodation is completed by a garden room with double glazed French doors overlooking the lawn and courtyard beyond. The garden room has tiled flooring and a secondary double glazed entrance door.

The master bedroom is located at the front of the house having a sliding sash casement window to the front elevation in addition to a triple fronted built in wardrobe. The bedroom leads through to the dressing area having a bespoke range of wardrobes and display units in addition to a chest of drawers, shoe rack and dressing table. Through the dressing room is the en-suite shower room having a low flush WC, wash hand basin set in a vanity surround and walk in shower cubicle with full height tiled splashbacks and toiletries shelf. The en-suite includes a heated chrome towel rail and recessed ceiling downlighters.

Bedroom 2 is located at the front of the property having a triple fronted wardrobe and period radiator. Bedroom 3, at the rear also has a period radiator in addition to a double fronted wardrobe and dressing table recess. Bedroom 4 is a single room with period radiator.

Finally there is a house bathroom having a Victorian style suite comprising a low flush WC, pedestal wash hand basin and roll top bath. There is a separate walk in shower cubicle with full height tiled splashbacks and toiletries shelf. The bathroom includes a heated towel rail, tiled flooring and recessed ceiling downlighters.

### To The Outside

The property looks out directly across The Green having a landscaped front garden with Grade II listed dwarf brick built wall with wrought iron railings and twin entrance gates.

There is vehicular access down the side of Model Farm Barn via a gravelled (to be block paved) driveway which continues onto a rear gravelled hardstanding providing off street parking for two motor vehicles.

There are two separate garden areas with the property, the first located between The Granary and the property itself being centrally laid to lawn surrounding flagged patio with a number of raised herbaceous borders. To the rear of The Granary is a further rectangular garden which is laid to lawn and enjoys a fenced rear boundary as well as raised side herbaceous border.

### The Granary

The Granary is a stunning conversion located to the rear of Model Farm House and will be ideal for teenagers, extended family or to be used as holiday accommodation.

Within The Granary is a contemporary breakfast kitchen having a range of built in base units with high level storage cupboards and quartz worktops. There is an integrated electric oven and microwave with separate 4-point ceramic hob unit with brushed stainless steel extractor canopy. The kitchen includes an integrated automatic dishwasher and fridge. There are recessed ceiling downlighters and ample space for a freestanding breakfast table.

Next to the kitchen is a living room having a staircase leading to the first floor accommodation as well as a television aerial point and thermostatic control panel. Both the kitchen and the living room give courtyard access.

There is a rear entrance hall with external access which includes a double fronted cupboard with quartz worktop as well as a mounted cloaks rail and thermostatic control. The ground floor of The Granary is completed by a shower room having a low flush WC, wash hand basin and walk in shower cubicle with waterproof panelled splashbacks. The shower room includes a shaving socket and downlighters.

The Granary has a large first floor landing which could easily be used as a temporary bedroom or study featuring an exposed beamed ceiling and downlighters.

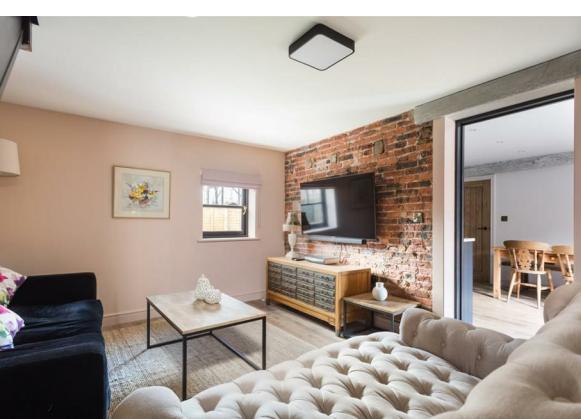
Beyond the landing is an inner hall with boiler cupboard which leads through to a substantial double bedroom with vaulted ceiling and feature exposed beams.

Finally there is a first floor shower room having a low flush WC and wash hand basin both set within a vanity surround. There is a walk in shower cubicle with full height waterproof panelled splashbacks and toiletries tray. There is a Manrose extractor fan, recessed ceiling downlighters and fitted shaving socket.

Crucially there is underfloor heating throughout the first and second floor accommodation powered by an air source heat pump.

### Agents Note

Model farm House is without a doubt one of the most unique properties within the village of Poppleton, and is potentially a 'once in a generation' opportunity. An early inspection is strongly recommended to appreciate the true quality of the accommodation on offer.



The Green, Poppleton, York, YO26 6DP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX 3000 SQ FT - (Excluding Store)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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