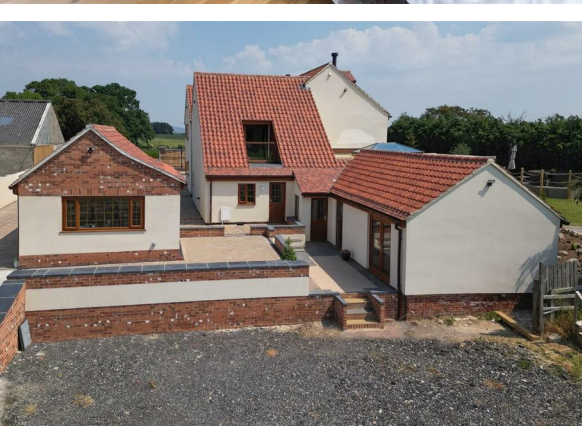




Cundall, York £899,995

A simply stunning 5 bedroom detached former farmhouse set in gardens and grounds of around half an acre with origins believed to date back as far as 1850 and having been comprehensively renovated and extended between 2019 and 2021 to now provide over 3,610 sq ft of flexible living space across 3 surprisingly spacious floors to include 5 double bedrooms, 6 "bathrooms", 3 reception rooms and an impressive 34'5" (10.48m) long dining kitchen complemented by a gated drive, extensive off road parking, home office and glorious far reaching rural views.

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Inside

An impressive 230 sq ft reception hall with contemporary oak staircase leads off into a 25'2" (7.68m) long family room with large roof lantern and double doors opening out into the south facing garden. The stunning 34'5" (10.48m) long dining kitchen features expansive quartz worktops, generous storage and a range of integrated appliances complemented by a wood burning fire in the dining area, double doors out into the garden and a sitting room with further garden access leading off. The ground floor, which benefits from underfloor heating, also provides a utility room and a shower room with wc.

The first floor landing leads off into a "wow factor" principal bedroom suite featuring exposed beams, dressing room, 2 south facing Juliet balconies and a stylish en-suite bathroom, 2 further double bedrooms (1 with balcony and en-suite shower room) and a luxuriously appointed separate shower room. The second floor offers an impressive 21'9" (6.62m) long 4th double bedroom with a further en-suite shower room.

The property also offers a versatile 5th en-suite double bedroom on the ground floor with its own independent access and ideal as a guest suite or annex.

Other internal features of note include double glazing and gas fired central heating that provides underfloor heating on the ground floor and radiators elsewhere with underfloor heating also featuring in most of the en-suites and shower room.

Outside

Enjoying a rural position between the hamlet of Cundall and village of Helperby, High Farm sits within a plot of around .51 of an acre and offers a gated driveway, extensive parking and a former detached garage which has been converted into a versatile home office/gym.

The south facing garden enjoys a high degree of privacy and has been superbly landscaped to feature decked and paved seating areas, 2 lawns and far reaching rural views to the rear.

Energy Efficiency

The property's current energy rating is 69 (C) and has the potential to be improved to an EPC rating of 79 (C).

Services

We have been informed by the Vendor that all mains services are connected to the property.

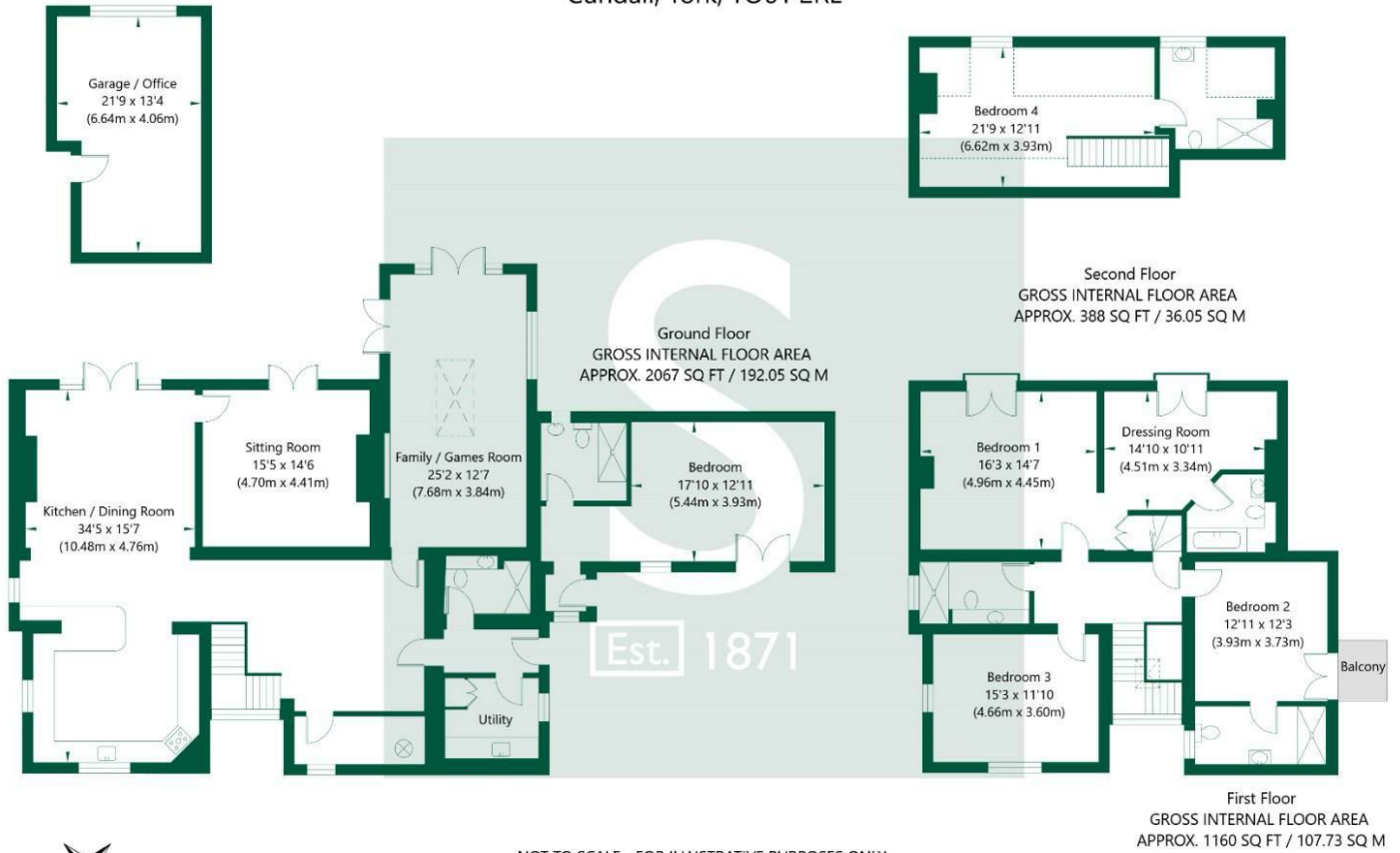
Tenure

We have been informed by the Vendor that the property is freehold.

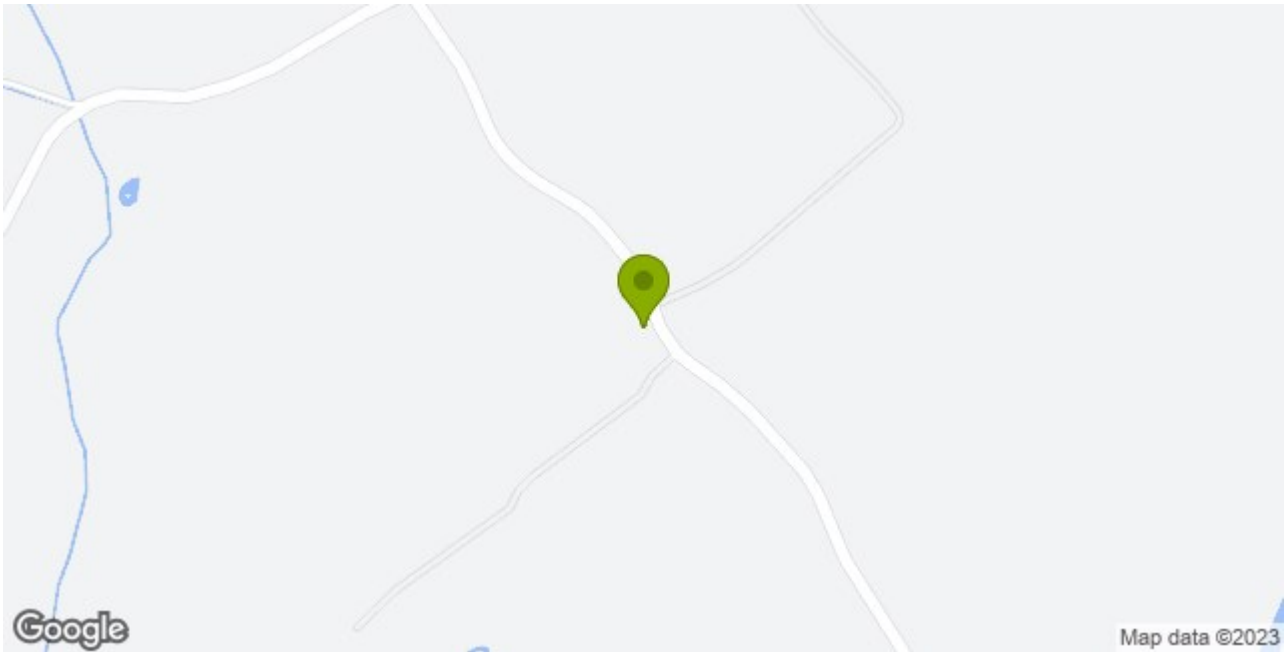
Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is E. The property's postcode is YO61 2RL.

Cundall, York, YO61 2RL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3615 SQ FT / 335.83 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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