

Grange Farmhouse Orchard View Skelton

York, YO30 1YQ

£950,000



A STUNNING DETACHED GRADE II LISTED FORMER FARMHOUSE DATING FROM 1730'S. Set in a quiet location overlooking the village green this property provides extremely spacious family living space with many attractive period features including beams and fireplaces. The accommodation comprises entrance vestibule and hallway, drawing room, living room with Inglenook fireplace, large sitting/dining room, breakfast kitchen with centre island and double doors leading into a large garden room, study area, utility room and shower room. A large first floor landing leads to 4 double sized bedrooms and a family bathroom. A staircase leads to a 34ft carpeted attic space with roof lights and central heating which would easily convert to further bedrooms. To the outside are lovely south facing walled gardens with patio areas and well stocked flower borders and off street parking to both roadside and driveway with gated access to the rear. There are also 5 holiday chalets each with double bedrooms and en-suite shower rooms plus one with a separate fitted kitchen which would make an ideal granny flat. All rooms are suitable for extended family visits or as lettable accommodation. An internal viewing is essential to appreciate the accommodation on offer.

Hallway

Spindled staircase to first floor. Doors leading to

Drawing Room

Spacious reception room with window to front and ceiling beams

Living Room

Window to front, ceiling beams, built in cupboards and large feature Inglenook fireplace

Sitting/Dining Room

This large room has a dining and further sitting area with window to side

Breakfast Kitchen

At the hub of the house this lovely farmhouse style kitchen has full range of fitted units including a centre island. Window to side and built in pantry and double doors leading to

Garden Room

Another large space that provides breakfast area and further sitting area with doors leading out to the garden

Study Area

Located just off the hallway with access to the shower room





Utility Room

Window to rear the room has space for washer and dryer

Shower Room/WC

Walk in shower cubicle, wash hand basin, low level WC

First Floor Landing

Large landing with spindled balustrade and doors leading to

Bedroom 1

2 windows to front, built in cupboard, small shower room

Bedroom 2

Window to front. Staircase leading to attic

Bedroom 3

Window to rear, built in wardrobes, storage cupboard

Bedroom 4

Good double bedroom with window to rear

Bathroom/WC

Traditional bathroom with roll top bath, wash hand basin and WC., window to side, built in airing cupboards

Attic

A large attic space with staircase access from bedroom 2 (easily converted for private access) which give potential for further living space (subject to planning)

Holiday Chalets

Within two blocks these self contained chalets each have double bedrooms and en-suite shower rooms plus one with a separate fitted kitchen which would make an ideal granny flat.

Outside

To the front of the property there is plenty of parking to both roadside and driveway with gated access to the rear. Lovely formal south facing gardens set to lawn with patio areas and well stocked flower borders



Ground Floor
1492 sq.ft. (138.6 sq.m.) approx.

1st Floor
998 sq.ft. (92.7 sq.m.) approx.

Holiday Lets
1427 sq.ft. (132.5 sq.m.) approx.

Ground Floor details:
Garden Room: 22'9" x 29'4" (6.95m x 5.90m)
Kitchen: 10'0" x 11'10" (4.88m x 3.66m)
Sitting/Dining Room: 26'0" x 11'0" (7.92m x 3.50m)
Living Room: 19'3" x 14'4" (4.65m x 4.37m)
Drawing Room: 15'0" x 14'4" (4.57m x 4.37m)
Pantry
Halls
Staircase
Closets
Bathroom
Shower Room

1st Floor details:
Bedroom: 13'0" x 11'4" max (3.96m x 3.45m)
Bedroom: 11'4" x 11'2" (3.45m x 3.40m)
Bathroom: 10'0" x 6'0" (2.70m x 1.80m)
Landing
Bedroom: 14'7" x 14'5" (4.45m x 4.39m)
Bedroom: 15'6" x 14'4" (4.72m x 4.37m)

Holiday Lets details:
Unit 1: Bedroom 11'2" x 11'1" (3.40m x 3.38m), Sitting Area 10'3" x 7'7" (3.12m x 2.32m)
Unit 2: Bedroom 10'0" x 9'0" (3.18m x 2.64m), Sitting Area 8'0" x 7'0" (2.64m x 2.28m)
Unit 3: Bedroom 15'9" x 9'3" (4.81m x 2.83m)
Unit 4: Bedroom 15'9" x 9'3" (4.81m x 2.83m)
Unit 5: Bedroom 15'9" x 9'3" (4.81m x 2.83m)
Conservatory: 22'3" x 10'2" (7.09m x 3.10m)
Kitchen: 9'7" x 9'2" (2.91m x 2.78m)
Bathroom: 7'7" x 5'11" (2.31m x 1.79m)
Halls
Shower Room: 6'0" x 11'4" (1.80m x 3.45m)
Closets
Beds: 10'0" x 6'0" (2.70m x 1.80m), 10'0" x 6'0" (2.70m x 1.80m), 10'0" x 6'0" (2.70m x 1.80m)

Overall Sizes Excluding Attic Space
TOTAL FLOOR AREA: 3917 sq.ft. (363.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A map of Skelton, North Yorkshire, showing the location of Skelton Primary School & Nursery. The map includes labels for St Giles Church, Grantchester Caravan and Camping, York FootGolf (Temporarily closed), and the A19 road. A green pin marks the school's location near Moorlands Rd and Church Ln.

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