




Haggwood Barn Broad Highway Wheldrake

York, YO19 6BE

£825,000

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A STUNNING 4 BEDROOM BARN CONVERSION SET IN LARGE GARDENS WITHIN A SMALL DEVELOPMENT CLOSE TO WHELDRAKE WOODS YET WITH ACCESS TO VILLAGE AMENITIES AND WITHIN FULFORD SCHOOL CATCHMENT AREA. The property provides bright and spacious living accommodation with lots of period charm including many original beams and comprises entrance porch, hallway, cloaks/w.c. large Drawing Room with feature fire and stove and double doors to a conservatory, separate dining room, study, breakfast kitchen with fitted units, large utility room, landing, master bedroom with en suite shower room/w.c., 3 further double bedrooms, family bathroom with freestanding bath and separate shower. Front garden with long driveway leading to a double brick garage. Fabulous lawned rear gardens with covered brick store. An internal viewing of this superb family home is strongly recommended.

Agents Notes:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Porch
Entrance door. Door to

Hallway
Stairs to first floor, window to front. Doors leading to

Cloaks/w.c
Wash hand basin, w.c

Drawing Room
25'5" x 18'9" (7.75m x 5.72m)
Fabulous large reception room with windows to front and rear, ceiling beams, feature fireplace with cast iron stove. Double doors to

Conservatory
13'5" x 10'2" (4.09m x 3.10m)
A lovely additional room with views across the rear garden

Study
12'1" x 5'10" (3.68m x 1.78m)
Window to side

Dining Room
13'2" x 12'2" (4.01m x 3.71m)
Double doors leading to a small private courtyard





Breakfast Kitchen

15' x 11'3" (4.57m x 3.43m)

Well fitted traditional kitchen incorporating base and wall units, Belfast sink unit, built in oven and hob with extractor above, solid work surfaces, window to rear

Utility Room

12'7" x 10'8" (3.84m x 3.25m)

A large utility room with feature beams, window to side, large built in storage and door to garden

Landing

Arched window to front and rear, balustrade. doors to

Bedroom 1

18'7" x 16'6" (5.66m x 5.03m)

Bright and spacious master bedroom with beams and windows to 2 aspects. Door to

En Suite

Walk in shower, wash hand basin and w.c.

Bedroom 2

14'6" x 13'8" (4.42m x 4.17m)

Window to rear

Bedroom 3

13'8" x 11'5" (4.17m x 3.48m)

Two windows to rear

Bedroom 4

12'8" x 10'8" (3.86m x 3.25m)

Window to side

Bathroom

12'8" x 7'9" (3.86m x 2.36m)

Large bathroom with freestanding bath, walk in shower cubicle, wash hand basin, bidet and w.c., window to side

Outside

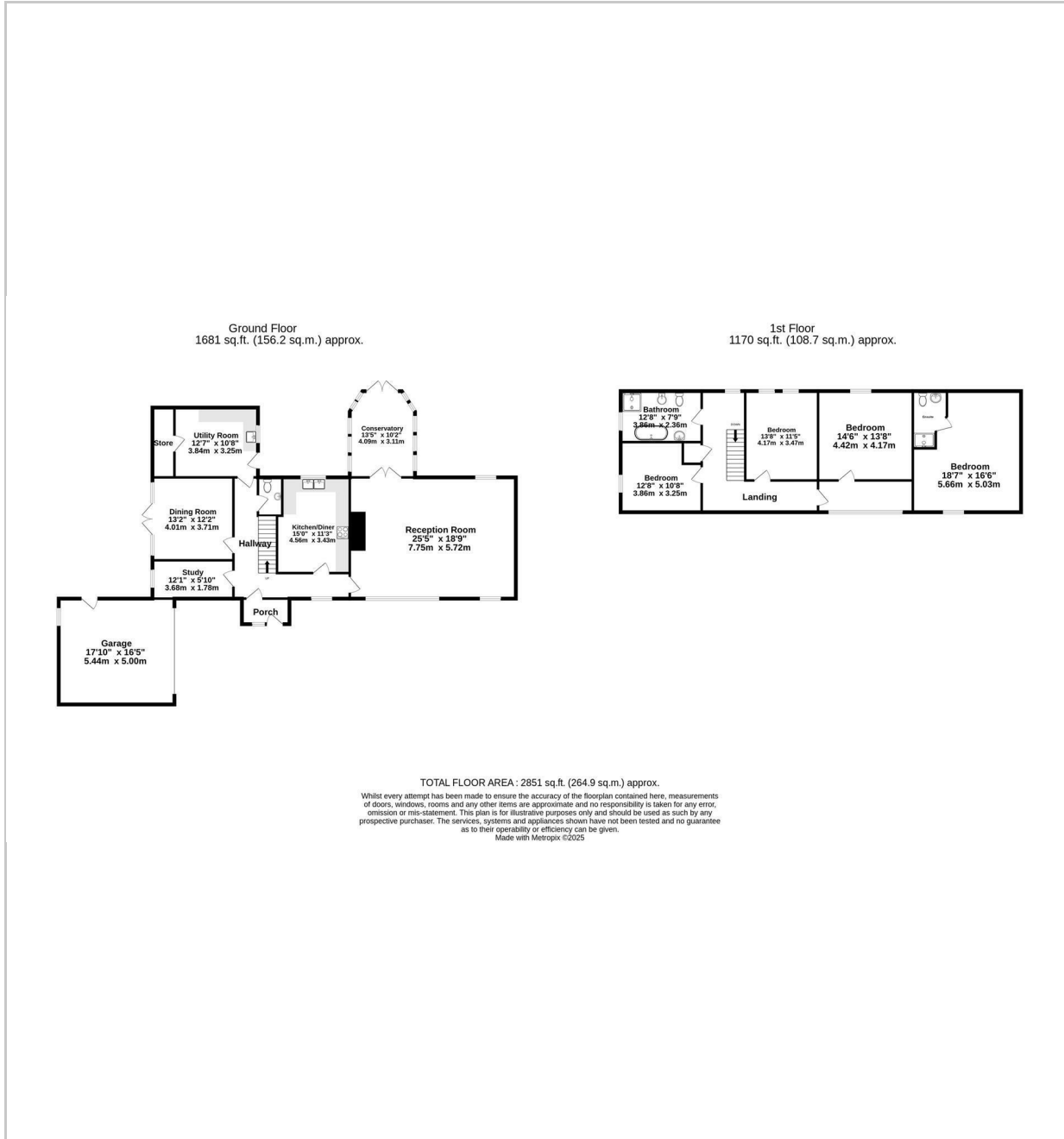
Long front garden set to lawn with well stocked flower borders and driveway giving ample parking leading to a brick double garage (17'10" x 16'5"). Large private rear garden to lawn with well stocked flower borders, patio areas and open brick sore.

Agents Notes

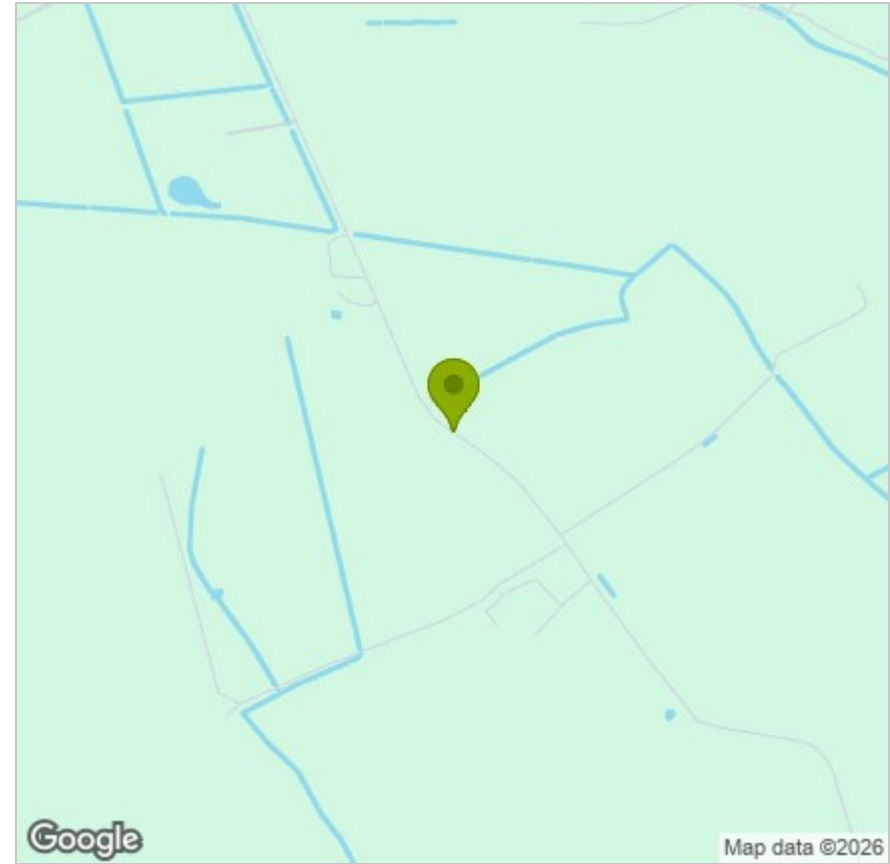
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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