



Old West Farm
York, , YO41 5NY

Blenkin
& Co
CHARTERED SURVEYORS



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Beautifully restored Yorkshire farmhouse with glorious gardens, lake, land of 21 acres and outbuildings, within an easy commute to York.

Freehold for Sale

Outside

The manicured formal gardens extend to some half an acre and sit directly in front of the house. There is paved and gravel terracing, sculpted and trained box hedging, herbaceous borders, pathways and sweeping lawns. All is framed with a variety of mature trees beyond which lies nearly four acres of parkland pastures, woodland and a picturesque lake with roofed jetty, stocked with common carp. There is also a kitchen garden with raised beds and a greenhouse.

Outbuildings include a double car port, tractor shed and loose box. A substantial portal framed general purpose agricultural building of 3200 sq ft (24.5m x 12m) has block work walling up to two metres, plastic coated profiled steel cladding to upper walls, and sits on a concrete base with hardstanding in front of it. This was erected in 2005.

Environs

Pocklington 5 miles, Stamford Bridge 5 miles, York ring road/A64 7 miles, York 10 miles, Hull 28 miles, Leeds 36 miles. (Distances approximate)

Old Green Lane is a delightful lane that provides access to five properties, one of which is Old West Farm, before it peters out into a farm track. The town of Pocklington, with all of its amenities, is close to hand as is the A1079 York-Hull road. Excellent schooling and shopping facilities can be found in Pocklington with the A1079 providing a rapid connection to the A64 and on to the A1M. York railway station can be reached in half an hour and Leeds Bradford Airport within an hour.

Other

Services: Mains electricity and water. Private drainage. Oil-fired central heating.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: East Riding of Yorkshire 01482 393939
www.eastriding.gov.uk

Directions: Heading eastbound along the A1079, continue passed the village of Wilberfoss for approximately 1.4 miles and turn left onto Bolton Lane signposted Fangfoss. Proceed down Bolton Lane for 0.2 miles and turn left down Old Green Lane. Old West Farm is 0.5 miles further down on the right hand side.

Photographs and particulars: September 2020
NB: Google map images may neither be current nor a true representation.

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