



Shiptonthorpe, York, YO43 3QD

Price On Application

FINE & COUNTRY

STANDING IN 10 ACRES, APPROXIMATELY 4000 SQ FT INCLUDING SELF-CONTAINED ANNEXE, A RANGE OF PURPOSE BUILT STABLES AND OUTBUILDINGS

Conveniently situated between Beverley and York, approximately 20 miles from Hull, this substantial property provides an excellent opportunity for multi generational living and those with equestrian interests. Situated down a quiet country lane, yet within easy reach of the A1079. Take a look at the floorplan to fully appreciate the versatile accommodation this property offers with up to six bedrooms, five bathrooms and five reception rooms. Including a generously proportioned self-contained annexe, this property provides enormous scope to run a business, work from home subject to consent. Properties of this type rarely come to the open market, early viewing would be highly recommended



Location:

Shiptonthorpe is situated on the A1079, the main road linking Hull and York, and only five miles south east of the popular market town of Pocklington. The village is within commuting to York (25 minutes), Beverley (15 minutes) and Hull (30 minutes). There is a village hall, a bowls club and an extensive sports field and children's play park.

Accommodation:

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance:

With connecting door to ...



Large Open Plan Dining/Living/Kitchen:

46' (14.02) max x 16'3" (4.95) max, narrowing to 10'8" (3.25) With bi-fold doors overlooking the garden. The kitchen area has a comprehensive range of stylish high gloss finish cabinets with complementing solid granite worktops and matching centre island unit. Integrated appliances include double oven, microwave, wine refrigerator, dishwasher plus an American style refrigerator that may be available but subject to separate negotiation.

Lounge:

22'2" x 12'9" (6.76m x 3.89m) Featuring a rustic brick fireplace with woodburning stove and double French doors to the rear terrace.

Games Room/Billiard Room:

29'4" x 17'7" (8.94m x 5.36m) Includes a rustic brick bar.

Inner Hall:

With staircase to the first floor.

Downstairs WC:

With wash hand basin.

Boot Room:

8'6" x 6'7" (2.6m x 2m)

Utility Room:

14'4" x 7'5" (4.37m x 2.26m)

**Guest Suite:**

Comprising ...

Bedroom:

15'4" x 11'6" (4.67m x 3.5m) With double doors opening out to a ...

Dressing Room:

Which includes a range of fitted wardrobes and independent access from the front terrace.

En-suite Shower Room:

15'4" x 7'7" (4.67m x 2.3m) Includes large open wet shower area, vanity wash hand basin and low level w.c. with full complementing tiling and heated towel rail.

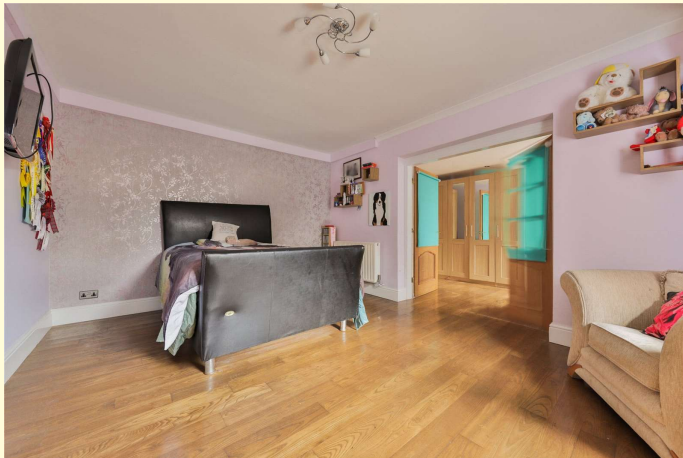
Bedroom 2:

11'8" x 11'8" (3.56m x 3.56m) Includes a range of fitted wardrobes.

Bathroom:

Fully tiled complementing a three piece suite comprising Jacuzzi bath, shower cubicle, wash hand basin and low level w.c.

First Floor**Landing**



Master Bedroom Suite:

Comprising ...

Bedroom:

16'5" x 11'6" (5m x 3.5m)

Sitting/Dressing Room:

16'5" x 12' (5m x 3.66m) With recessed eaves cupboard.

En-suite Shower Room:

Fully tiled complementing a three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c.

Bedroom 3:

12'8" x 11'8" (3.86m x 3.56m)

Bedroom 4:

10'8" x 8'3" (3.25m x 2.51m)

Shower Room:

Includes a stylish three piece suite comprising shower cubicle, vanity wash hand basin and low level w.c. with complementing tiling.

Self-contained Annexe:

Comprising ...

Entrance Hall

Cloakroom/WC:

With wash hand basin.

Dining Kitchen:

14'5" (4.4) x 11'10" (3.6) max, narrowing to 9' (2.74)



Open Plan Living/Dining Room:

30'1" (9.17) x 15' (4.57) max, narrowing to 9'10" (3) at one end

Bedroom:

13'6" x 13'2" (4.11m x 4.01m) Includes a range of fitted wardrobes and over cupboards.

En-suite Shower Room:

Includes a four piece suite comprising shower cubicle, pedestal wash hand basin, low level w.c. and bidet with full complementing tiling.

Outside:

The property is approached via a wide pillared gateway with double wrought iron electrically operated gates with intercom system opening out into a spacious parking area with ample turning space for HGV's. A five bar gate leads to an enclosed stable yard. There are 11 bespoke block built stables, tack room plus a large workshop, steel framed barn measuring 44ft x 28ft and double garage. A private gateway leads to the gardens and grounds. The property stands particularly well in the centre of the grounds with lawns extending to all four sides. There is a further parking area in front of the house and a large raised south facing terrace, ideal for outdoor entertaining. The remainder of the land is laid down to grass and grazing separated into a number of post and railed paddocks.

Services:

Mains electricity and water are connected to the property. Drainage is by way of a septic tank.

Central Heating:

The property has the benefit of a comprehensive oil fired central heating system to panelled radiators.

Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal

enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Mortgages:

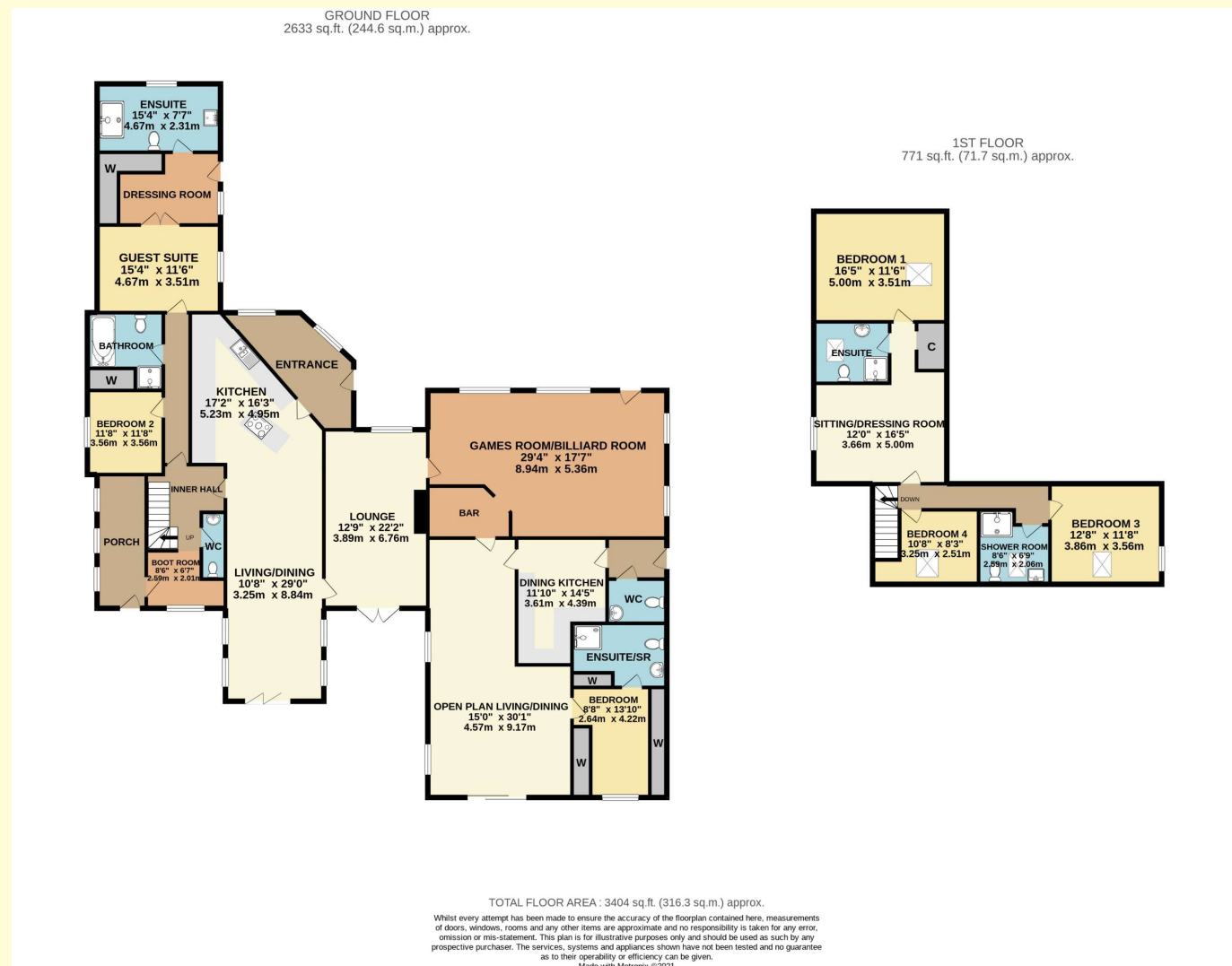
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com



