

Hagg Bridge Farm Storwood, York YO42 4TF



Offers In The Region Of £720,000

Hagg Bridge Farm Storwood, York, YO42 4TF

An attractive and well presented country farmhouse in a rural setting including stunning new kitchen offering flexible accommodation incorporating an annexe, granary, forge, outbuildings and 3 barns with great potential for conversion (subject to the necessary consents). In all around 4 acres. Located only 7 miles from the popular market town of Pocklington with excellent facilities.

Courtyard



Entrance Porch

Approached from the courtyard. Coats cupboard.

Entrance Hall



Ground Floor Bathroom

3 piece white suite: Panel enclosed bath with shower attachment. Pedestal wash basin with tiling to splashbacks. Low level WC. Tiled floor. Front elevation window.

Inner Hall

Quarry tiled floor. Picture rail. Dado rail. A staircase leads up to 1st floor accommodation.



Living Room

A light and spacious room with windows to side and rear elevations. Feature archway to the original property entrance. Working open cast iron fireplace set on a tiled hearth and inset with pine surround. Ceiling roses. Dado rail.



Office

A versatile room. Fitted bookshelves. Storage cupboard. Fitted sink. Side elevation window.

Dining Room

Enjoying rear garden views. A feature pot bellied stove stands within an exposed brick chimney breast set on a quarry tiled hearth. Ceiling rose. Plate rack.



Conservatory

French doors provide patio and garden access. Tiled floor.



Kitchen Breakfast Room

The 'hub of the house' with impressive sized and contemporary Howdens kitchen fitted in late 2013. Noticeably light; fitted with a range of cream coloured wall and base units with worktops incorporating a white resin style double sink and drainer unit. Rangemaster stove with four ring LPG hob, griddle and hot plate with double oven and pan drawer beneath. Integral dishwasher, fridge and freezer. Exposed ceiling beams. Tiled floor. Windows enjoy both front courtyard and rear garden views.



Kitchen Breakfast Room



Family Room

Ceiling beams. Exposed brick work. Rear elevation windows.



Utility Room

A large utility room fitted with a range of white coloured wall and base units with worktops incorporating a stainless steel sink and drainer with mixer tap. Plumbing for a washing machine. Space for dryer. Airing cupboard housing hot water tank. Windows with courtyard views.

Store Room

Two hot water cylinders. Tiled floor.

First Floor

A pine spindled staircase with balustrade leads up from the inner hallway to a 1st floor landing.

Bedroom 1 + Dressing Room

Double bedroom. Side elevation window. Access hatch to loft space. Steps lead down to a dressing room including dressing table, plus fitted wardrobes and drawer units with en-suite bathroom beyond



En-Suite Bathroom

Three piece suite comprising panel enclosed bath with Triton shower over. Wash basin set within vanity unit. Side elevation window.

Bedroom 2

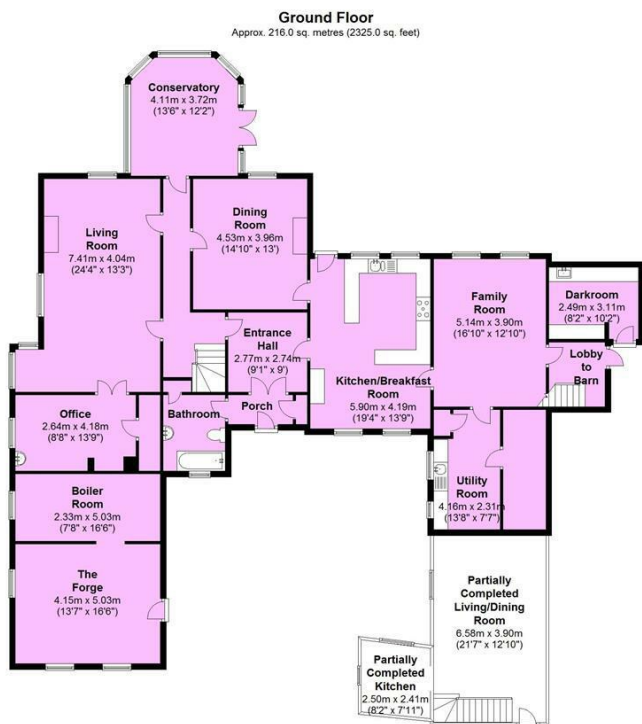
Double bedroom. Fitted with range of mirror fronted fitted wardrobes and drawer units. Rear elevation window.



Bedroom 3

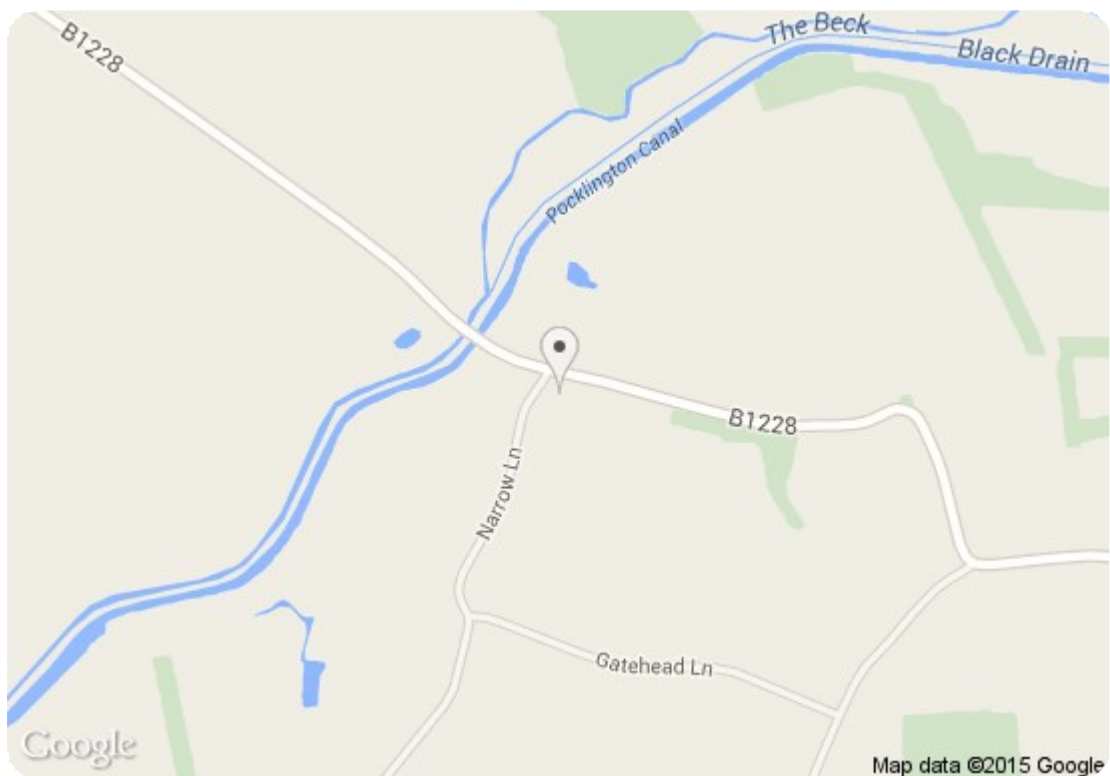
Double bedroom enjoying rear garden views.





Total area: approx. 329.0 sq. metres (3541.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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