



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

BURN LODGE FARM, BURN, NR SELBY, YO8 8QX  
ASKING PRICE OF £615,000







#### SITUATION

The property is best approached from the popular Market Town of Selby by taking the A19 towards Doncaster. Proceed through the Villages of Brayton, and Burn, and after passing over the East Coast railway line bridge, the property will be found immediately on the right hand side.

#### THE PROPERTY

This consists of a good sized Detached Farmhouse together with an extensive range of Farm buildings including 2 General Purpose Sheds, and Large Brick Barn together with Gardens and Grass Paddock extending to approximately 3.9 Acres in total.

The Cities of York, Leeds and Hull are within easy commuting distance and Junction 34 of the M62 motorway is within 4 miles allowing easy access to the motorway network. The Farmhouse has extended accommodation which presently comprises:-

#### GROUND FLOOR

##### SUN ROOM 8' 9" x 8' 3" (2.67m x 2.51m)

Ceramic tiled floor and French door leading to the front garden.





#### ENTRANCE LOBBY

Radiator and enclosed staircase leading to the First Floor.

#### LIVING ROOM 13' 0" x 12' 0" (3.96m x 3.66m)

Yorkstone fireplace with fitted seat to side. Radiator and archway into:-

#### STUDY 9' 9" x 8' 6" (2.97m x 2.59m)

Radiator.

#### DINING ROOM 13' 0" x 12' 0" (3.96m x 3.66m)

Fireplace with tiled inset and hearth housing electric fire. Crockery cupboard to side, Delph rack and radiator.



#### BREAKFAST KITCHEN 17' 9" x 10' 0" (5.41m x 3.05m)

Range of Dark Oak effect units comprising sink unit, base units with worktops and wall cupboards. Recess fireplace with crockery cupboard to side. Part ceramic tiled walls, understairs cupboard and PANTRY.

#### GAMES ROOM 17' 0" x 14' 0" (5.18m x 4.27m)

Radiator, pine ceiling, ceramic tiled floor and French door to the side garden.

#### SHOWER ROOM

White suite comprising shower cubicle, vanity wash basin and low flush W.C. Radiator, pine ceiling and quarry tiled floor.



#### FIRST FLOOR

#### LANDING

This is approached via the enclosed staircase from the Entrance Lobby and opening from the Landing which has a French door leading to a BALCONY over the Games Room, are:-

#### FRONT BEDROOM 13' 0" x 12' 0" (3.96m x 3.66m)

Radiator and cupboard overstairs.

#### FRONT BEDROOM 13' 0" x 12' 0" (3.96m x 3.66m)

Radiator.

#### REAR BEDROOM 11' 9" x 10' 0" (3.58m x 3.05m)

Radiator.

#### BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush W.C. Shower over bath with side screen. Heated towel rail, downlighters, ceramic tiled walls, ceramic tiled floor and airing cupboard housing cylinder.







## TO THE OUTSIDE

Domestic Outbuildings including Freezer Room and Boiler House.

Large Brick BARN 64' x 17' with attached GARAGE 27' x 14' having potential for conversion into separate or additional living accommodation subject to the necessary Consents being obtained.

GENERAL PURPOSE SHED 75' x 39' with sliding double doors to front.

GENERAL PURPOSE SHED 63' x 49' with 8 integral PIGSTIES.

4 Bay OPEN CART SHED.

Large corrugated iron BARN.

2 concrete block GARAGES.

Various pigsties and outbuildings

The property has the benefit of lawned gardens to front of the House together with a fenced Grass Paddock to the side and rear of the General Purpose Sheds, with the whole extending to approximately x Acres or thereabouts,



## SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a septic tank. There is oil fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.



## COUNCIL TAX

It is understood that the property is in Council Tax Band D, which is payable to the Selby District Council.



## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.





### OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



### PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

### ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Graph is shown.



### FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	35 F	
1-20	G		



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