



GREEN LANE END, SPITAL YO41 £675,000

NORTH
RESIDENTIAL



A contemporary family home, with fine attention to detail, extensively refurbished and offering impressive family and entertaining space. Featuring a relaxing, ambient atmosphere, the gardens offer an oasis, and the private setting enhances this property beautifully.

This is a beautiful and welcoming home which is presented in a superior condition and has been meticulously cared for and improved. The property has fantastic accommodation of about 2510sqft in total and is perfectly enhanced for modern family living, being situated within a charming village setting, highly convenient within the Vale of York. This is an accessible location, with easy access to the amenities of York and the market town of Pocklington.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home has had multiple improvements to enrich this property. Benefitting from being naturally light throughout; the accommodation offers wonderful flexible space, and this strengthens the family living and entertaining capacity of the whole house. It is in an ideal position, within walking distance of beautiful country walks and the village of Fangfoss with its excellent amenities.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band F	EPC Rating Band C
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Introduction.

The property has been meticulously cared for and is in excellent condition. There is beautiful space for formal and family dining and entertaining and this flows into the beautiful garden. The layout has been designed to allow the full benefit of the views onto the private garden and the space captures the lovely views. The accommodation provides attractive proportions, there is the benefit of recently installed double glazing throughout, and the quality of the finish is of a high standard.

Time, care, and attention to detail has been invested throughout the house which has resulted in a rare opportunity to live in this immaculate and pristine property. With a layout that flows harmoniously throughout, it is a perfect home for a variety of family sizes.

Property description.

The naturally bright entrance hall offers a welcoming and warm feel to the house. The reception space is located off the hall. The sitting room benefits from multiple windows, an open fireplace with an attractive surround and wooden floors. This impressive and generously sized room has an inviting feel, where the entertaining scope can be fully maximised. The beautiful dining kitchen, by Symphony Kitchens, has many impressive elements and provides a stunning focal point to enhance the welcoming atmosphere. There are numerous refined touches such as the central island, quartz worksurface in white with a fine grey marble effect, quartz upstand, splash back and window cill. Integrated appliances include an induction hob, two ovens, dishwasher, and fridge. There is a nice balance to the room, as well as offering storage capacity not seen within many houses. The natural light creates a beautiful atmosphere in the kitchen. Having a dual aspect onto the private south-west facing garden and double doors providing garden access makes this room perfect for family life, formal and relaxed entertaining. A multi-fuel stove complements the room perfectly and adds to the attractive qualities.





The garden room is a highlight in the house, where views onto the south-west facing rear garden can be fully appreciated. During the warmer months, the garden blends seamlessly into the house which maximises the entertaining scope of outside. There are two double glass doors leading onto the patio, a fully enclosed and covered roof with a partial glass roof. With a tiled floor to match the dining kitchen and a window seat, the garden room offers tremendous sociable space.

The boot room has been designed well to provide an exceptional range of integrated storage space, incorporating base units, full height units, designated coat hanging, worksurface and seating. Specifically designed for the family and country living in mind, this offers practicality and strong aesthetics. There is an integrated full height freezer and wine cooler. Leading off is the utility room and boiler room. The utility has a Belfast sink, integrated units and worksurface to match the boot room, plumbing for a washing machine and drier. The high-quality integrated units in the boot room and utility are from Howdens.

The flexibility of the space is highlighted in having a bedroom with an en-suite shower room on the ground floor. The en-suite has modern white fittings and integrated storage below the wash hand basin, it is fully tiled and there is a heated towel rail. This is a particularly attractive room where views onto the private garden can be fully enjoyed.

The remaining ground floor accommodation includes a WC with modern white fittings and the generously sized hall with a striking staircase, where there is space for positioning furniture, all adding to the contemporary feel of the house. The landing complements the strength of the bedroom accommodation with a window providing elevated views onto the garden and woodland. The principal bedroom offers a striking statement with an attractive dual aspect, a walk-in dressing room and an en-suite bathroom with a separate shower cubicle with high quality fittings, and a heated towel rail. The remaining three bedrooms are all good-sized double rooms, two have integrated wardrobes and they share the family shower room which has been fitted with modern, and tasteful white fittings with integrated storage below the wash hand basin and it is fully tiled. There are two generous cupboards off the landing.



Outside.

The south-west facing garden is fully enclosed and there is generous parking for multiple vehicles. The double garage has an electric up and over door. By the gravelled parking area is a shed, a workshop/store, and raised vegetable beds. The garden is very private and views onto mature woodland can be enjoyed. A raised patio by the garden room and dining area offers a perfect space to enjoy the sun. There are mature shrubs, lawn, attractive trees, a timber summer house and hedging. The attention to detail within the house mirrors the investment into the garden which has a stunning mixture of colour and texture throughout the seasons. There is an outside tap and electrical sockets.

Services.

Oil fired central heating. Mains drainage and electricity. Solar panels.

Directions.

Postcode – YO41 5QR

For a precise location, please use the What3words App///fractions.desktop.
committed



Location.

Spittal, Bolton and Fangfoss form the same Parish and can all be walked to and from via a pavement. Spittal is located just a short walk from the edge of Fangfoss.

Fangfoss is a desirable village, with a popular CoE primary school, an excellent pub The Carpenter's Arms, a world-famous maker of handmade rocking horses, a pottery, Jubilee play park with playing fields. There is a beautiful walk over open countryside from the village which leads to the village of Bishop Wilton, passing through High Belthorpe Farm where the popular The Shire Café & Gelateria is located. Fangfoss is host to the annual two-day Festival of Practical Arts, Fangfest. St. Martin's Church which has community hub facilities is host to services throughout the year including a pop-up café and Airfield Nurseries, a short drive away, is a well-stocked garden centre.

Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is "a jewel in Yorkshire's crown" and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.







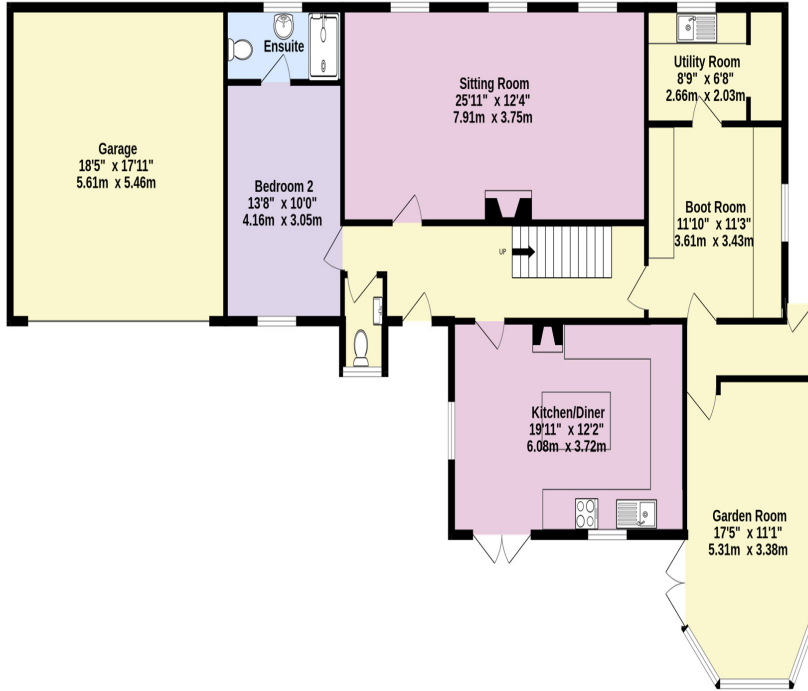
Location.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

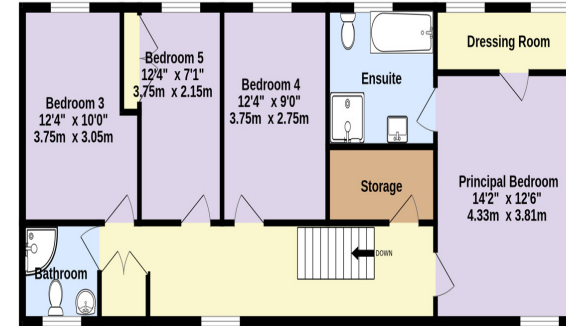
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



GROUND FLOOR
1653 sq.ft. (153.6 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2510 sq.ft. (233.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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