

## ASH LEA FOXHOLES



**A substantial family home offering beautifully updated five-bedroom accommodation of nearly 2,500sq.ft, together with far reaching views, extensive grounds & grass paddock.**

**In all approximately 1.81 acres.**

Entrance hall, sitting room, dining room, study, snug, kitchen, utility room, staircase hall, five bedrooms, bathroom & two shower rooms.

Oil-fired central heating & uPvc double-glazing.

Double garage, ample parking & attractively landscaped gardens.

Grass paddock of approximately 1.5 acres with open-fronted field shelter.

Viewing is strongly recommended.

### OFFERS OVER £650,000

This substantial, five-bedroom family home offers exceptionally spacious and versatile accommodation of almost 2,500sq.ft and enjoys panoramic views from its superb 1.8 acre plot, which includes landscaped gardens, ample parking, a double garage and a grass paddock.

Within the last four years, the property has been comprehensively modernised and extended, most notably its cavernous roof space was converted to provide additional bedroom accommodation, and two further living areas were added at the rear of the house. Kitchen and bathroom fittings have been stylishly updated, windows and doors have been replaced with energy efficient sealed units, and the boiler, hot water cylinder and oil tank have all been renewed. The whole property is presented in immaculate order throughout and viewing is strongly advised.

The accommodation briefly comprises open-fronted porch, entrance porch, 23ft sitting room, dining room, study with lantern roof light, a separate snug, kitchen with range of NEFF appliances, utility room, boiler room, two ground floor double bedrooms, a bathroom, shower room and staircase hall. Upstairs there is a further shower room and three more bedrooms, including a superb master bedroom, which enjoys breathtaking views.

Ash Lea enjoys an elevated position and borders open fields, across which the property enjoys sensational views for miles, and the current owner has ensured that this outlook is the focus from all principal rooms. Externally, a recently resurfaced tarmac driveway provides a huge amount of parking and leads to a detached double garage. The gardens, which lie principally to the front and rear, have been attractively landscaped and enjoy sun throughout the day.

Adjoining the rear garden is a useful grass paddock, which amounts to approximately 1.5 acres. This is divided into two parts, includes an open-fronted field shelter and will hold significant appeal to anyone with equestrian or smallholding interests. The overall site area totals approximately 1.81 acres.

Foxholes is a delightful village set within the beautiful countryside of the Yorkshire Wolds and yet with easy access to excellent amenities in the nearby towns of Scarborough (13 miles), Driffield (10 miles) and Malton (18 miles). Ash Lea is located at the southern edge of the village, easily identified by our 'For Sale' board.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Coving. Five wall light points. Cloaks cupboard. Telephone point. Two radiators.



### **SITTING ROOM**

7.1m x 4.3m (23'4" x 14'1")

Feature fireplace with oak mantel. Television point. Coving. Two radiators.





#### DINING ROOM

3.5m x 3.1m (11'6" x 10'2")

Coving. Radiator.



#### STUDY

3.6m x 3.5m (11'10" x 11'6")

Lantern roof light. Two wall light points. Radiator.



#### SNUG

3.6m x 2.7m (11'10" x 8'10")

Two wall light points. Vaulted ceiling. Radiator.



#### REAR PORCH

2.0m x 1.6m (6'7" x 4'3")

Half-glazed door to the rear. Two wall light points. Vaulted ceiling. Radiator.

#### KITCHEN

3.7m x 3.6m (max) (12'2" x 11'10")

Range of kitchen cabinets by Magnet, with quartz work surfaces, incorporating a sink unit and range of integrated NEFF appliances including a four ring induction hob with extractor hood, electric fan-assisted oven and fridge freezer. Recessed spotlights. Radiator.



#### UTILITY ROOM

3.0m x 1.9m (9'10" x 6'3")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Door the rear. Radiator.

#### BOILER ROOM

Worcester oil-fired central heating boiler. Fitted shelving. Fuse box and electric meter.

#### STAIRCASE HALL

3.6m x 2.8m (11'10" x 9'2")

Staircase to the first floor. Five wall light points. Radiator.

### BEDROOM TWO

4.0m x 3.6m (13'1" x 11'10")

Coving. Radiator.



### BEDROOM THREE

3.7m x 3.7m (12'2" x 12'2")

Coving. Radiator.



### BATHROOM & WC

2.7m x 2.3m (8'10" x 7'7")

White suite comprising bath, wash basin in vanity unit and low flush WC. Extractor fan. Half tiled walls. Cupboard housing the pressurised hot water cylinder. Radiator.



### SHOWER ROOM

2.5m x 1.9m (8'2" x 6'3")

White suite comprising wash basin in vanity unit, low flush WC and walk-in shower cubicle. Fully tiled walls. Extractor fan. Radiator.

### FIRST FLOOR

#### LANDING

Four Velux roof lights to the rear. Three wall light points. Access to eaves. Radiator.

### BEDROOM ONE

5.3m x 4.7m (max) (17'5" x 15'5")

A triple aspect room with Velux roof lights to the front and rear. Fitted wardrobes. Three wall light points. Radiator.



### BEDROOM FOUR

4.7m x 3.0m (15'5" x 9'10")

Two Velux roof lights to the front. Access to eaves. Radiator.

### BEDROOM FIVE

3.0m x 2.9m (9'10" x 9'6")

Velux roof light to the front. Radiator.

### SHOWER ROOM

2.4m x 2.1m (7'10" x 6'11")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Velux roof light to the front. Radiator.

### GARDENS & GROUNDS

Approached via a recently resurfaced tarmac driveway, there is a huge level of parking, and this area culminates with a detached double garage. The front garden features lawn and attractive shrub borders, along with a variety of specimen trees, including holly, beech and a flowering ash.



To the rear of the house is a south and west facing lawned garden with rose beds, a variety of shrubs and specimen trees, including an oak and cherry. A flagged terrace is perfectly positioned to take in the open views. A metal field gate opens onto a grassy accessway, leading up to the paddock.

#### DOUBLE GARAGE

5.1m x 5.0m (16'9" x 16'5")

Up and over door to the front. Personnel door to the side. Loft storage area. Electric light and power.



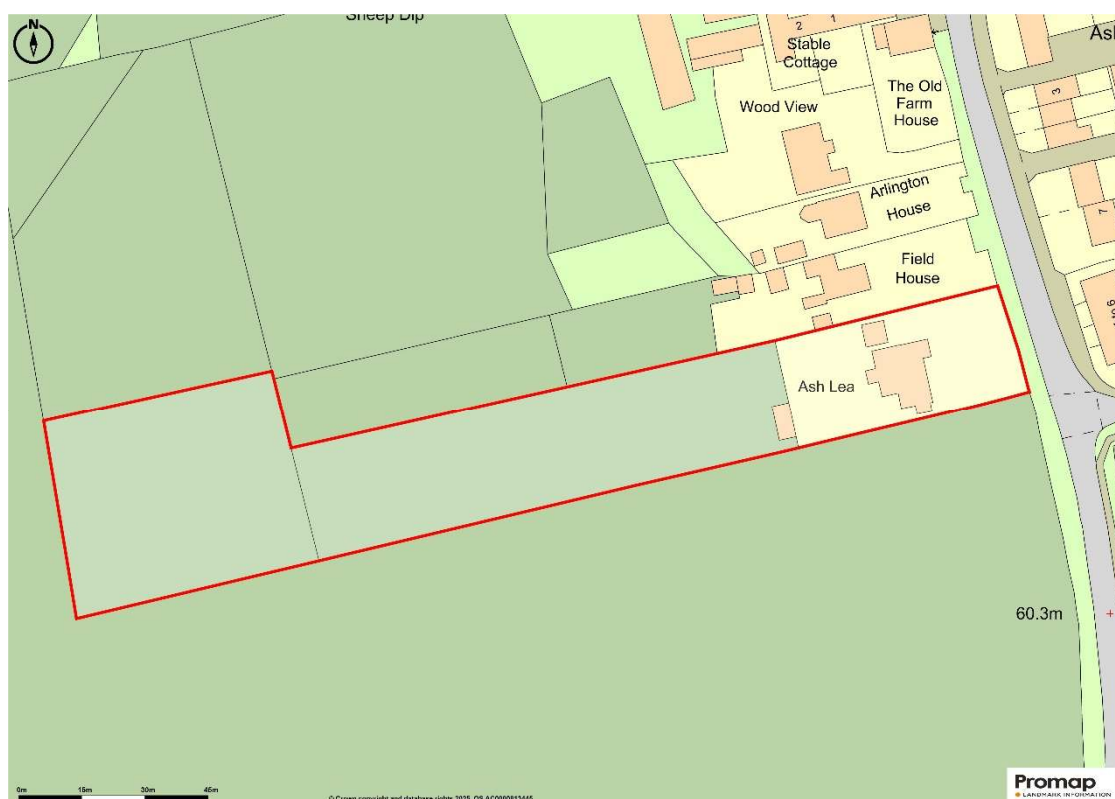
#### THE Paddock

A grass paddock of almost 1.5 acres, which is presently used for sheep grazing. It will also appeal to equestrian or other smallholding interests. It is currently divided into two and includes an open fronted field shelter at the end closest to the house.



#### GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating boiler.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO25 3QF.
EPC Rating:	Current: C69. Potential: B89.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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