



A STUNNING AND SYMPATHETIC CONVERSION OF A GRADE II LISTED CHURCH

ST PAUL'S CHURCH, KEXBY, YORK, YO41 5LA

Freehold



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5LA

◆ Mezzanine reception room ◆ kitchen ◆ dining hall
◆ utility and cloakroom ◆ 2 bedrooms ◆ bedroom/snug
◆ bathroom ◆ off street parking ◆ garden

Situation

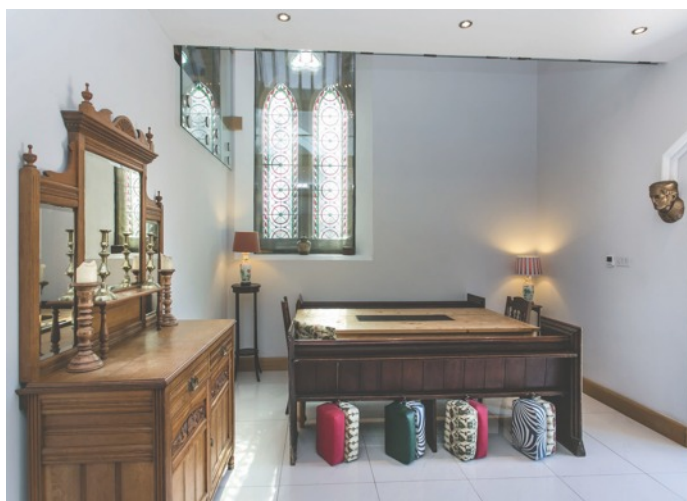
The hamlet of Kexby lies in a rural setting commutable to the historic city of York (6 miles to the west) and surrounded by attractive open countryside. The nearby villages of Dunnington (2.4 miles) and Stamford Bridge (3.6 miles) provide a range of shops and services including post office, convenience store, dining pubs and coffee shop. The property currently falls within the catchment areas for Elvington Church of England Primary (Ofsted rating good 2015) and Fulford Secondary School (Ofsted rating Outstanding 2011).

Kexby is very well placed for travel around the region. Located just off the A1079, there is excellent road access east to York and the A64 for travel on to the A1(M) (19 miles).

Description

St Paul's Church occupies a very attractive wooded site, extending to approximately ¼ acre in total, approached via a smart gravelled lane (shared with two other properties). The site enjoys outlooks between mature trees to open farmland in the north and east and across the churchyard.

Constructed in 1853, St Paul's Church is a very handsome, stone-built Victorian property with a wealth of interesting architectural detail including an octagonal bell tower, carved head corbels and decorative ironwork. It has been converted by the current owners utilising reclaimed materials and contemporary finishes to enhance and retain the original character of the building whilst creating a home that meets all the needs of modern family life.



There are luxury finishes throughout including a solid oak kitchen with bespoke fitted cabinets, integral appliances and granite worktops. Other features include under floor heating, Farrow & Ball paint scheme, a bespoke oak staircase with contemporary glazed balustrade and an artisan designed bathroom. Much thought has been given to the technical specification with a central data cabinet providing CAT6 and TV cables to all rooms and surround cinema speakers to the reception room. The kitchen features an instant hot water tap and waste disposal unit. The accommodation has been well planned, using glazing and maintaining the full ceiling height wherever possible to allow appreciation of architectural features such as archways, stone pillars and beautiful stained glass windows. The mezzanine reception room has been kept open to the magnificent hammer beam ceiling and is accessed via a bridge overlooking the kitchen and dining hall, while bedroom 3/snug has a barrel vaulted ceiling with painted and gilded detail.

Externally there are lawned gardens with a gravelled off-street parking area and terrace. There are very pretty views from areas of the grounds across neighbouring garden and pond.

Viewing

Strictly by prior appointment through Savills.

Services

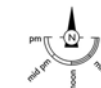
Mains water, electricity and private drainage. Gas central heating.



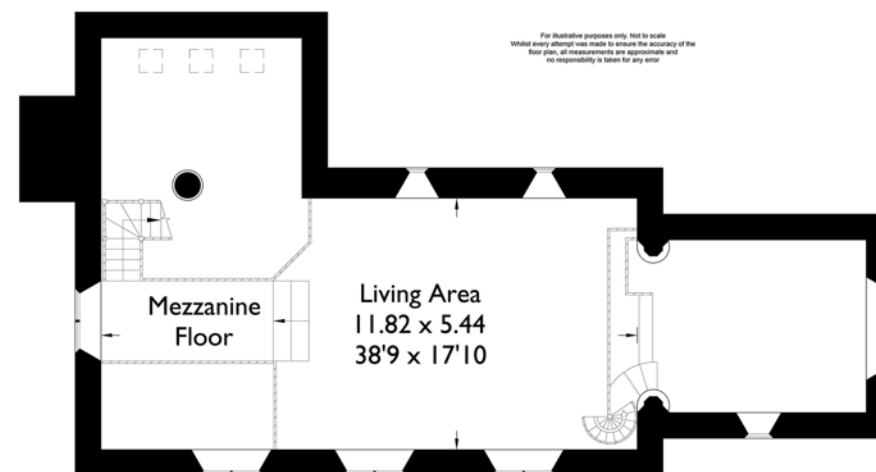
ST PAUL'S CHURCH

Approximate Gross Internal Area : 172.18 sq m / 1853.33 sq ft

Total : 172.18 sq m / 1853.33 sq ft



Ground Floor



First Floor

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