



HUDSON  
MOODY

Pine Lodge , Bielby, York YO42 4JL





## Luxurious VILLA style property set in superb PRIVATE GROUNDS backing onto OPEN FIELDS.

Standing in grounds of around 0.75 acres we offer a highly individual property with exceptional room sizes, noticeably light throughout and enjoying balcony views over surrounding countryside.

A spacious hallway with gallery landing over sets the tone for this exceptionally well proportioned property. Drying room. Walk in coats storage cupboard. Cloakroom. There is a lovely 'L' shaped drawing room housing a series of windows positioned to enjoy patio views and access. Central to the property is a superb newly fitted open plan kitchen diner with quartz worktops incorporating electric Aga and island breakfast bar. Off the kitchen is a lovely garden room with atrium over; rear lobby, pantry, wine store, WC and utility room with garage access. There is also a large ground floor bedroom suite with walk-in dressing room and twin sets of French doors enjoying garden views; plus substantial formal dining room ideal for entertaining. Office.

1st Floor: Master bedroom suite with French doors providing rear balcony access; plus walk-in dressing room. 2 further good sized bedrooms and house bathroom.

Outside: approached via a sweeping private driveway with brick pillared entrance and double electric wrought iron gates; a front lawn is enclosed by tall hedge leading to an integral brick built double garage and generous tegula paved turning and parking area. The drive continues to one side of the property, leading to a large brick built storage shed located at the far corner of the garden. The rear gardens are generous in size and southwesterly facing. Extensive flagged patio with wooden shade pergola running along one side. Summerhouse.

Reception Hallway -- Cloakroom -- Office -- Drawing Room -- Formal Dining Room -- Kitchen Diner -- Garden Room -- Rear Lobby -- Pantry -- Utility Room -- Wine Store -- Additional WC -- Conservatory -- Bedroom Suite + Dressing Room + Walk-In Wardrobe. 1st floor: Additional Bedroom Suite + Balcony Views + Dressing Room + Walk-In Wardrobes. 2 Further Bedrooms. Bathroom.





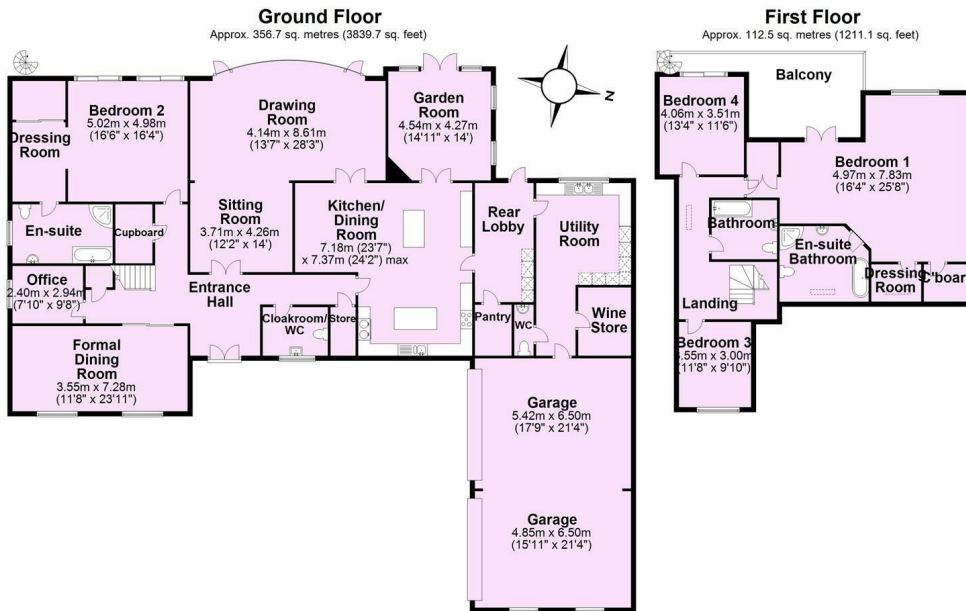
- Superb 4 Bed Detached House
- Open Countryside Views
- South West Facing Gardens
- Approx 0.75acre Size Plot
- Circa 4500 Sq.Ft
- Stunning Kitchen Diner + Garden Room with Atrium
- Bedroom Balcony Views
- Large Double Garage

**Guide Price £695,000**

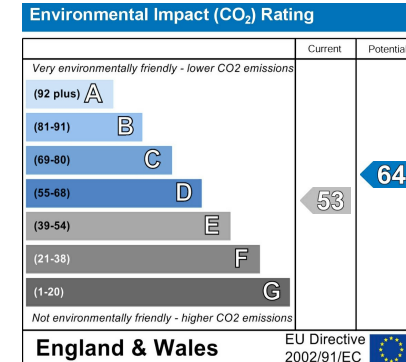
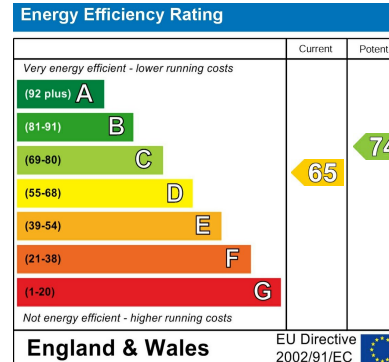
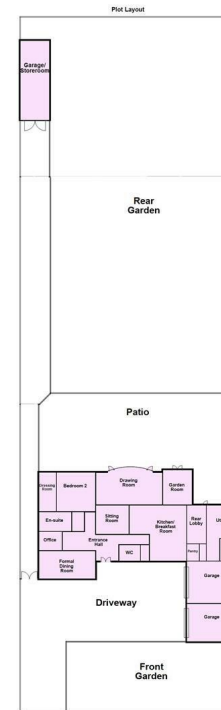
Tenure: Freehold







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Plan produced using PlanUp.



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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**16 York Street  
Dunnington  
YO19 5PN**

**01904 489906**