



Emberfield  
Main Street Appleton  
Roebuck York  
YO23 7DN

  
**NAISH**

/ ESTATE AGENTS  
/ SOLICITORS  
/ CHARTERED SURVEYORS



Guide Price: £625,000

A sizeable detached 4 bedroom property, presented to an exceptional standard, standing within large beautifully landscaped gardens and having garaging for 3 cars, located in the pretty village of Appleton Roebuck, south-west of York.

#### DESCRIPTION

This is a rare opportunity to acquire a really spacious detached bungalow, perhaps for those looking for a more generous retirement property, or for families looking for excellent accommodation with a big garden.

It has been significantly refurbished over recent years with upgraded wiring, new central heating system, refitted kitchen and bathrooms, new windows, block-paved driveway and a full landscaping scheme to the gardens.

The current owners have deliberately set the property up to have the main living accommodation and their own bedroom suite on one side, with the remaining bedrooms on the other. They even have separate heating zones, so it is ideally set up with guests in mind, or perhaps children having their own side of the home.

This property would also appeal to motor enthusiasts looking for secure garaging. It has a genuine double garage (in which 2 cars can comfortably be parked) with electric roller door, plus another single garage on the other side of the building.





Conversion of one or other garages might also be possible for anyone wanting more living accommodation and less garaging (subject to necessary consents).

### ACCOMMODATION

The front door gives access to a central hallway; there is a further every day entrance via a storm porch into a utility room, which in turn has doors to the garden, double garage and kitchen. The kitchen has a range of fitted units and integrated appliances under granite worksurfaces and a peninsular unit that separates it from the dining area.

The dining area is open to the living room creating a fantastic sense of open-plan living, with a fine wood-burning stove set within a black granite fireplace, and sliding French doors to the garden.

The main bedroom is a good size with fitted wardrobes and is adjacent to a surprisingly big bathroom, beautifully refitted to include a free-standing bath and separate shower enclosure. There are 3 further good-sized bedrooms, although the current owners use one as another dining room and one as a study. Next to them is a good shower room, also recently refitted. A door leads from the central hallway into the single garage.

### OUTSIDE

The grounds are absolutely wonderful, with a wide block-paved driveway sloping up towards the property. It provides parking for several vehicles and is bordered by landscaped shrubberies with a variety of mature trees and plants. There is also a pretty section of lawn fronting Main Street.

A footpath leads around the right side of the property to the rear. On the left hand side is an area dedicated to vegetables and salads, with storage shed, greenhouse and raised vegetable beds.

At the back is a big lawned garden which backs on to the school playing field hidden behind a high beech hedge. There are 2 separate paved patio areas as well, each with its own pond and water feature.





### LOCAL AREA

The property is on the sought-after Main Street in the popular village of Appleton Roebuck, a pretty commuter village some 8 miles south-west of York. It has a good junior school and a decent local pub, with easy access into York through Bishopthorpe, where there is more amenities.

The village's popularity stems from its attractive houses and village green, as well as its geographic convenience, being close to York, yet within easy reach of the A64 for commuting to Leeds some 22 miles away, and of the A1 for travelling beyond.

### VIEWING

Strictly by appointment with Naish

### TENURE

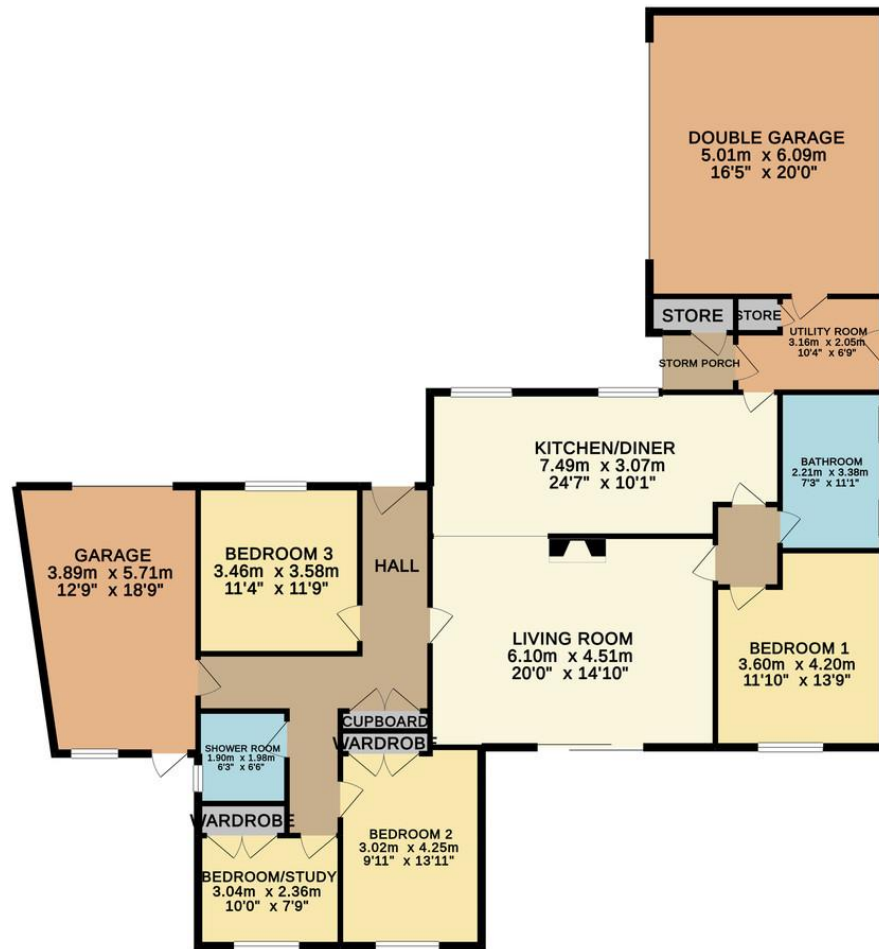
Freehold

### UTILITIES

Mains water drainage and electricity. There is no gas in the village, so the heating system is oil-fired.



GROUND FLOOR 187.2 sq. m.  
( 2015 sq. ft. )



TOTAL FLOOR AREA: 187.2 sq. m. ( 2015 sq. ft. ) 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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