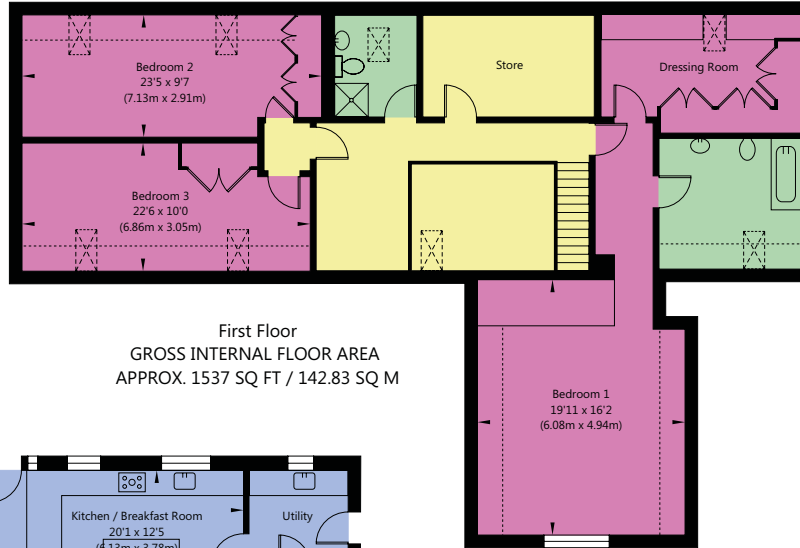
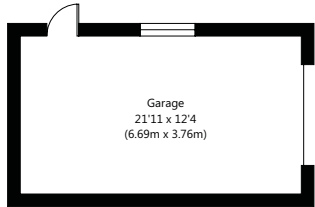




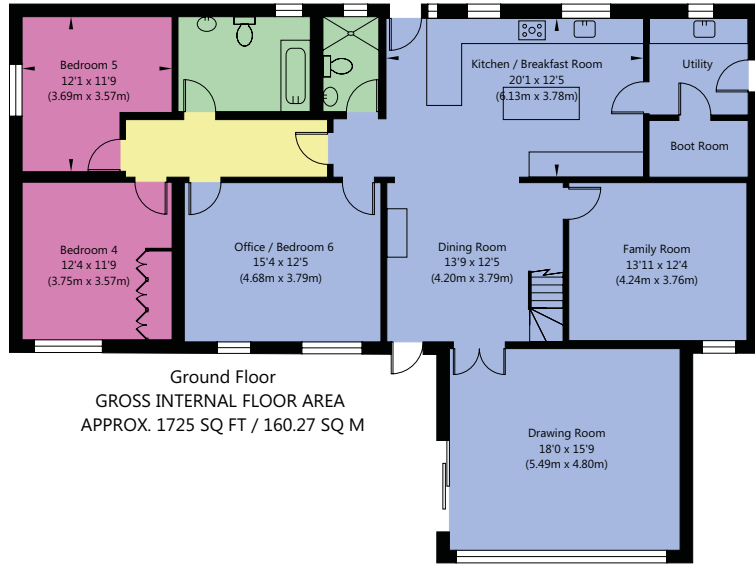
Willow Farm
Seaton Ross, York

Blenkin
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CHARTERED SURVEYORS

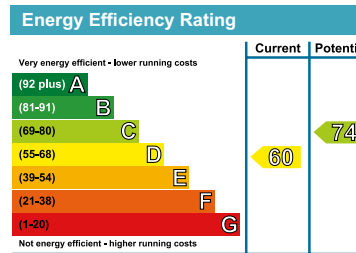
Willow Farm, Seaton Ross, York, YO42 4NA



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1537 SQ FT / 142.83 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1725 SQ FT / 160.27 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 3262 SQ FT / 303.1 SQ M - (Excluding Garage)

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs and particulars:** October 2020.

Willow Farm

Southfield Lane, Seaton Ross, York,
East Riding of Yorkshire YO42 4NA

Eye catching and well designed modern house with barns, stables and paddocks

2 reception rooms • kitchen breakfast room
utility room • boot room • 5 bedrooms
4 bathrooms • office/6th bedroom • large store
room

3 barns (1 barn with stables & tack room) • sand
school

Garage • gardens • 3 paddocks

In all some 7 acres

Freehold for sale

This striking house was constructed some forty years ago, influenced by the best of Scandinavian architecture. Forward looking at the time with its eco credentials, triple glazing, heat recovery system and high performance insulation, it has been beautifully maintained and upgraded over the years to make an extremely comfortable, light and bright modern house. Willow Farm is perfect for the equestrian buyer but the substantial barns also present multiple commercial options. The whole sits within and overlooks its own land, completely private and with no near neighbour.

- Highly versatile, detached modern house of nearly 3300 sq ft
- High quality joinery including bespoke oak doors and windows
- Handmade kitchen with island, breakfast bar, granite work surfaces, boiling water tap and wine fridge. The kitchen is open plan to the double height, galleried dining room with a Clearview multifuel stove and access to the sunny decking area and garden.
- Practical family house with excellent storage options and with a large utility and boot room alongside the kitchen

- Superb south and west facing drawing room with feature picture window along its length providing an outlook over the gardens and land
- Large office and good broadband speeds providing homeworking options
- Versatile accommodation currently arranged with two ground floor bedrooms and bathrooms
- Principal bedroom suite with bathroom and bespoke dressing room, and far-reaching southerly views from the first floor
- Underfloor heating in all bathrooms
- Energy efficient home with heat recovery ventilation system, insulated floors, triple glazed windows throughout
- The house, barns and outbuildings are secure and alarmed with CCTV

Outside

Well screened from the country road, the property sits behind hedging and trees. A pair of five bar gates opens to a broad drive that leads past the storage barns to the house and garage. The gardens wrap around the house and are predominantly laid to lawn with three small wooded copses, a variety of fruit trees, some raised beds and a greenhouse. The southern boundary is hedged and the whole is bounded by fencing.

There are three storage barns (4112 sq ft, 3013 sq ft, 3261 sq ft) two of which have concrete floors, 3 phase electricity supply and remote control roller shutter doors. Within the larger barn are two Monarch stables and a tack room, with room for eight more. There is also a 65m x 20m sand school. Beyond are three fenced paddocks.



Environs

Pocklington 6 miles, York 13 miles, Howden/M62 18 miles, Hull 25 miles. (Distances approximate)

Willow Farm lies at the southern edge of Seaton Ross. The village has a service station with shop, village hall, public house, church and children's play areas. The market town of Pocklington is a 15 minute drive away. It has a good range of facilities with supermarkets, independent shops, an Arts centre, library, doctors' surgery, dental practices and sports clubs. The town is also well served with schools, including the independent Pocklington School. From Howden/the M62 and national motorway network can be accessed. There are mainline railway stations at York and Howden both connecting to London Kings Cross.

General

Services: 3 phase mains electricity and water. Private drainage. LPG gas heating, heat recovery system

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: East Riding of Yorkshire Council
01482 393939 www.eastriding.gov.uk

Directions: When entering Seaton Ross from the south you will see Willow Farm on the right directly opposite the Seaton Ross village sign.





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