



## Wetherby Road, Rufforth, York Asking Price £1,200,000

\*\*\*\* 34 ACRES WITH RANGE OF GENERAL PURPOSE BUILDINGS \*\*\*\*

An architecturally designed detached house set within surrounding gardens with outbuildings, 34 acres of land, and a finish to the highest specification and detail.



### Foreword

The property is located off the Wetherby Road offering quick and easy access to both the village of Rufforth as well as the A1237 York Outer Ring Road. The property is subject to an agricultural occupancy condition and includes over 30 acres of land and numerous multipurpose outbuildings.

### Planning

The Property is subject to an Agricultural Occupancy Condition. Therefore occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 336(I) of the Town & Country Planning Act 1990, or in forestry including any dependants of such a person residing with them, or a widower of such a person.

### Accommodation

Internally, the property is entered into via a spacious reception hall with bespoke front door with bespoke Italian limestone staircase and carved wrought iron handrail and balustrade. The reception hall features recess ceiling downlighters and cove cornices, Italian limestone flooring benefiting from underfloor heating. Additionally there is an under stair storage cupboard.

Located at the rear of the property is a superb sitting room stretching to approximately 35 ft in length creating the ideal family environment. The sitting room features a quarried Yorkshire stone hearth with surround and mantle. The fireplace can accommodate a solid fuel burning cast iron stove but also benefits from an electric point as well. In addition, at the rear of the sitting room is a further chimney if required. Three separate sets of French doors lead out on the gardens beyond and the sitting room features twin double glazed conservation rooflights as well as ceiling spotlights and exposed beams. There is underfloor heating throughout beneath engineered oak flooring and the sitting room benefits further from television aerial point and recess ceiling downlighters.

Located at the front of the house, is a formal dining room, having a feature marble fireplace with inset flame effect gas fire. The dining room features an engineered oak flooring with underfloor heating as well as cove cornices and double glazed French doors leading out onto the side patio beyond.

The property's kitchen is a bespoke, handcrafted design by Turner & Foye, being solid oak with a finish to the highest specification. The kitchen features a range of built in base units to three sides in addition to a central serving island with granite worktops throughout. There is a matching range of high level storage and display cupboards in addition to a bespoke wine rack and recess downlighting.

The kitchen includes a built-in Miele electric oven and grill with separate Miele microwave and coffee maker. There is a separate 5 point Miele induction hob unit with brushed stainless steel extractor canopy above as well as an integrated Miele automatic dishwasher and American style fridge-freezer unit. There is a double fronted larder cupboard with the central serving island being a single granite worktop with breakfast bar. There is limestone tile flooring with underfloor heating and an archway leads through into the breakfast room creating open plan accommodation. The breakfast room also includes a handcrafted, bespoke dresser in addition to a further range of built in base units with second fridge unit and granite worktop. There are recess ceiling downlighters in addition to further limestone tile flooring with underfloor heating.

Beyond the kitchen is a rear entrance hall with double glazed courtesy door which leads through into the study providing flexible accommodation with limestone flooring and underfloor heating. The study is set up for flexible power supply and there are sliding sash casement windows to the side and rear elevations.

The ground floor accommodation is completed by a downstairs cloakroom and utility area, which includes a contemporary low flush WC and wash hand basin. There is a built in Worcester boiler and tank which is serviced by the ground source heat pump.

To the first floor is a galleried landing overlooking an exposed handmade York brick and featuring a Yorkshire stone motif. A turn staircase leads to the second floor accommodation and the landing services all the first floor bedrooms.

The master bedroom is located at the front of the house having feature engineered oak flooring with recess ceiling downlighters and cove cornices. There is an ensuite shower room having a contemporary WC and wash hand basin set in a vanity surround. The ensuite includes a double fronted shower cubicle with hand held and waterfall shower attachments in addition to full height waterproof panels surround. The ensuite includes ceramic tiled flooring and walls in addition to a built-in toiletries display niche.

Bedroom 2 is another spacious ensuite bedroom, again having feature engineering oak flooring with underfloor heating and recessed downlighters. The bedroom leads through to an outstanding ensuite shower room, including a contemporary WC and a handcrafted Italian limestone wash hand basin. There is a raised shower platform with hand held and waterfall shower attachments with transparent shower screen. There is ceramic tile flooring with underfloor heating as well as twin double glazed Velux rooflights and directional ceiling spotlights.

Bedrooms 3 and 4 are both excellent double bedrooms each with engineered oak flooring, underfloor heating and recess ceiling downlighters.

The first floor accommodation is completed by a bespoke bathroom, with handcrafted copper bath with matching his and hers wash hand basins set in a vanity surround in addition to a high flush WC. The bathroom has been supplied by William Holland. There are ceramic tile splashbacks and flooring with underfloor heating as well as a mounted towel rail, extractor fan, chandelier, and back lit mirror.

Finally, there is a 40 ft loft room, ideal for kids and teenagers, offering flexible accommodation with a possibility of a games room or studio. The loft room includes extensive recessed eave storage accommodation with protective balustrade and handrail over the staircase. There are ample electric points at either end of the room as well as a hot and cold water supply.

### Outbuildings

Externally, the property is accessed off the Wetherby Road onto a private front drive way which opens out onto a substantial gravel hardstanding adjoining the range of general purpose outbuildings. The outbuildings are of York handmade brick construction to match the house with timber cladding and concrete reinforced panels to the interior. The outbuildings are equipped with 3-phase electricity and water. Within a second building is a secure store with shelving as well as a mezzanine first floor. Finally, there is a third lean-to general purpose building providing excellent additional accommodation.

### Garden

The domestic residence is accessed through a stone pillared entrance onto a sweeping golden gravel front driveway and pathway which circles the pond with jetty and additional raised water feature. To the front of the pond are a row of fruit bearing trees including apple, plum and pear all of which give a yearly harvest.

The property's front and side gardens are extensively laid to lawn and in addition there is a circular raised central bed within the driveway with lighting.

Adjoining the rear elevation is a substantial Yorkshire stone patio providing ample space for freestanding garden furniture and adjoining a further stone raised water feature with trough and fountain.

The rear garden is again extensively laid to lawn which is private and enclosed to all sides by a hedge line boundaries.

### Land & Single Farm Payment

Lot 2 29.07 acres (11.76 ha)

Two fields currently in arable cultivation which would also be suitable for grass.

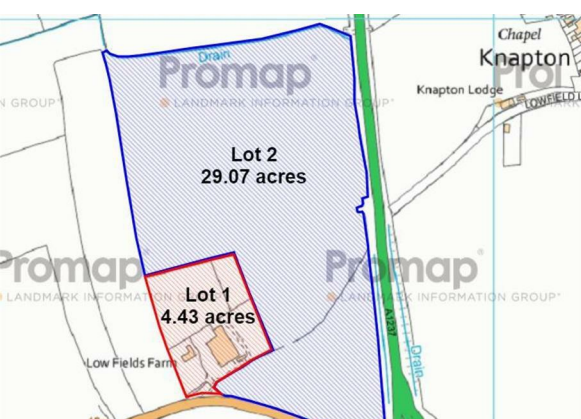
The land is level and is in the Wigton Moor soil series being a coarse loam which is very versatile, capable of growing root crops, and relatively free draining. The fields are bordered by the A1237 on the east side and the B1224 on the south side with road access in the south western corner.

### Basic Payment Entitlements

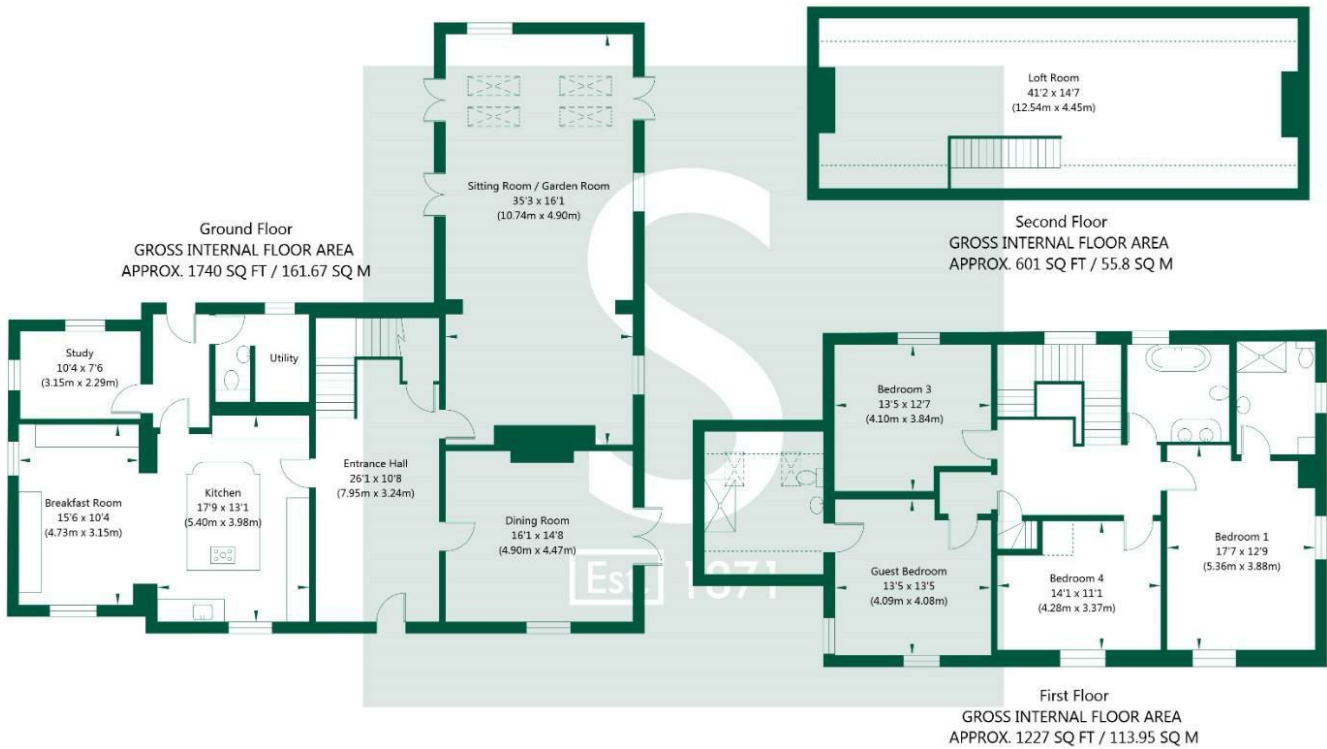
In relation to Lot 2 the vendors will transfer to the purchaser 11.75 hectares of entitlements for a fee of £150 plus vat for processing the transfer. The vendors will retain the payment for 2020 and the eligible purchaser will be able to claim the payment for future years.

### Clawback

The land was purchased from the City of York Council who retain a clawback clause over the land for a period of 30 years from 2004 for 50% of any uplift in value if planning consent is obtained on the land for a change of use.



Wetherby Road, Rufforth / Knapton, York, YO23 3QF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3568 SQ FT / 331.42 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

York 01904 625533  
Knaresborough 01423 867700  
Selby 01757 706707  
Boroughbridge 01423 324324  
Easingwold 01347 821145  
York Auction Centre 01904 489731  
Haxby 01904 809900

**Partners**

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

**Associates**

CS Hill FNAEA  
N Lawrence

