



Warehill Lane

Tollerton, York, YO61 1RG

£650,000



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STYLE - Detached Family Home with Land

HIGHLIGHTS - Set in Approx 1.5 acres, Versatile Family Home, Generous South Facing Gardens, Paddock and Barn

THREE WORDS - Land. Space. Lifestyle

Reasons to Buy

Detached Home with Land!

Set on Generous Plot, Approx. 1.5 Acres

Ideal for Equestrian Buyers!

Situated on the Edge of a Desirable Village

Versatile Ground Floor Living

Three Reception Rooms, Three Ground Floor Double Bedrooms

Three First Floor Double Bedrooms

Family Bathroom, Shower Cubicles and WCs.

South Facing Gardens, A Range of Outbuildings

Approx. One Acre Paddock and Barn

Oodles of Off-Street Parking

Overview

The Bungalow Farm enjoys a generous sized plot including a paddock, situated on the edge of the desirable village of Tollerton. It is a charming blend of traditional and country style.

This property was formerly run as a successful bed and breakfast, and latterly been a loving family home providing generous living and space. Set on approximately 1.5 acres this substantial property comes with large gardens, outbuildings, a paddock and barn!

This home offers versatile living, the ground floor has three reception rooms and three ground floor double bedrooms, however the space can be used to suit any buyers requirements. Upstairs there are three double bedrooms, all with wc and shower cubicles.

Outside there are south facing grounds, a range of outbuildings and oodles of off-street parking.

What's not to love!!





Step Inside

Open your front door into a generous hallway. The right side of the house has an effortless flow and is dedicated to the living reception rooms and breakfast kitchen.

Double doors open into the sitting room, this space is filled with natural light from the window facing the front. The focal point is the wood burning stove set on a black hearth with timber mantle over, with plenty of space for comfy sofas we can imagine cosy family nights in watching a family movie! An exposed brick arch leads to the dining room, this is a super space for entertaining with room for a large dining table and chair. There is a charming fireplace with decorative tiles, black surround and wooden mantle making it perfect for hanging stockings at Christmas!! The sunroom off the sitting room and is a lovely place to relax with a good book or would make a fun playroom.

The breakfast kitchen sits at the back of the house and has a farmhouse vibe about it. White base and wall mounted cupboards and drawers compliment the workspace. Fitted with all mod cons for a busy cook, to include a five-ring gas hob, extractor, eye level double oven and plumbing for a dishwasher, there is also space for a fridge-freezer and space for a farmhouse table. This leads through to the utility, here there is further cupboards along with a Belfast sink and plumbing for a washing machine.

A door leads to the garden. There is a snug area to the side with sliding patio doors to the side garden. A wc and useful store.

Ground Floor Bedrooms

There are three ground floor double bedrooms, all have vanity basin units and one with fitted wardrobes. There is a newly fitted bathroom suite fitted April 2022.

Upstairs

Take the stairs to the first floor, the landing has a window with pleasant farmland views. Here you will find three generous double bedrooms with plenty of room for a king size along with additional bedroom furniture. All have a wc and shower cubicle.

Outside

The property is set on approximately 1.5 acres. To the rear is a south facing fully enclosed lawned garden making it secure for little ones to play, along with further gardens to the side.

It is a keen gardeners haven, with sheds and vegetable gardens. The terrace is perfect for alfresco dining enjoying summer BBQs with friends and family. We can imagine entertaining and having parties, or simply relaxing with a glass of fizz watching the sun go down.

The front offers parking for numerous cars and a camper van! There is a dual aspect driveway providing easy access to the paddock and outbuildings.

Outbuildings

There are numerous outbuildings and large dog kennel.

Land

There is approximately a one-acre paddock leading to a barn. There is vehicular access from the driveway. This is ideal for those equestrian buyers!

Services

Gas Central Heating, Double Glazing, Septic Tank

Tenure

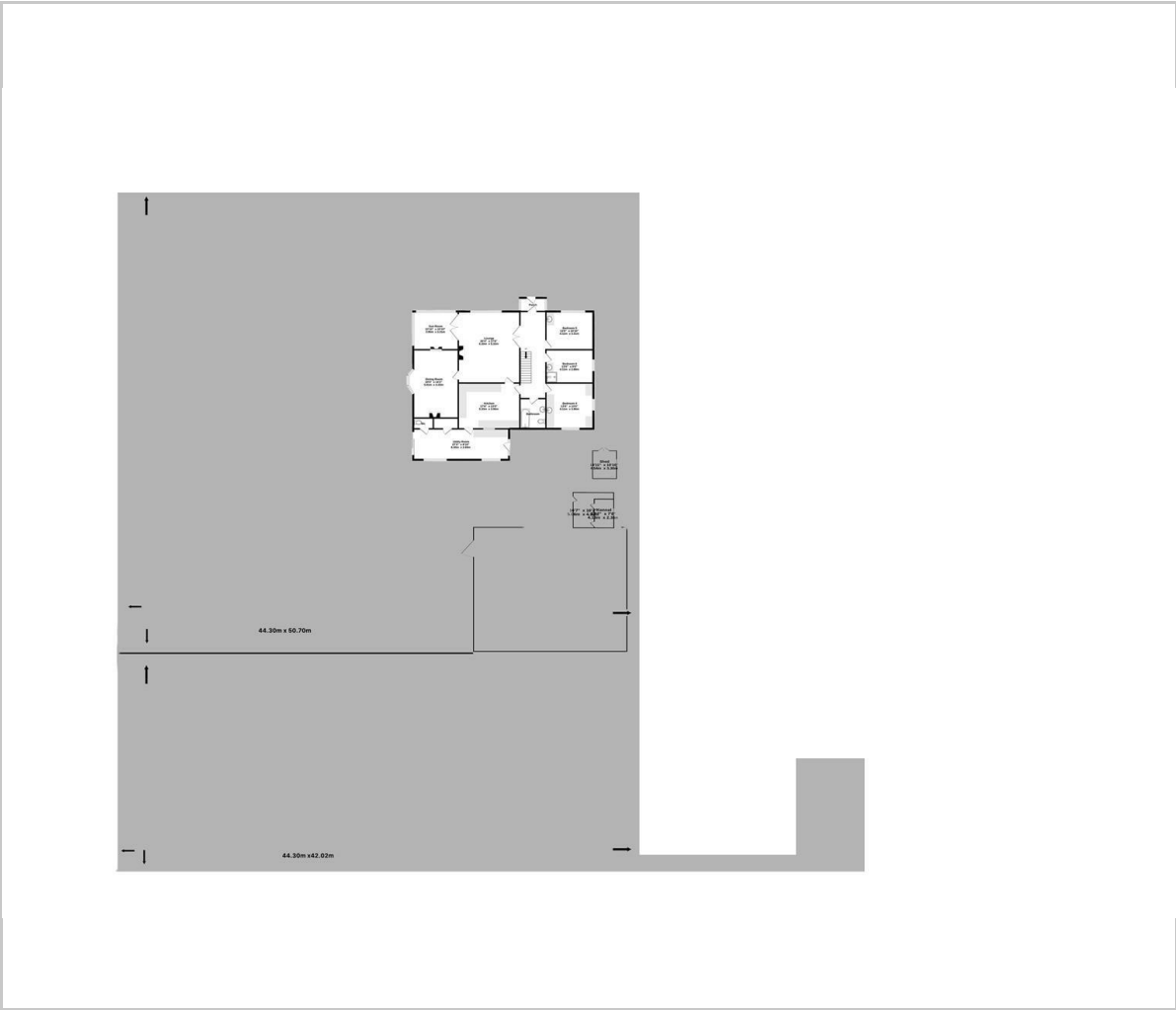
Freehold

Council Tax Band

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Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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