

CHESTNUT LODGE
RACE LANE, PILMOOR
YORK YO61 2QG



NICHOLLS
TYREMAN



CHESTNUT LODGE | RACE LANE | PILMOOR | YORK | YO61 2QG

A rare opportunity to purchase this unique home situated in the heart of the North Yorkshire countryside and complimented by access to approximately 2.5 acres of private woodland featuring stunning landscape views, heaps of wildlife and a pond.

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | Bathroom

Garden | Garage

Council Tax: F | Energy Rating: TBC | Tenure: Freehold

£600,000





The property provides a fantastic footprint in a secluded location and now is in need of modernisation throughout offering purchasers the chance to put their own stamp on this unique home. A viewing is highly recommended to appreciate the fantastic opportunity on offer.

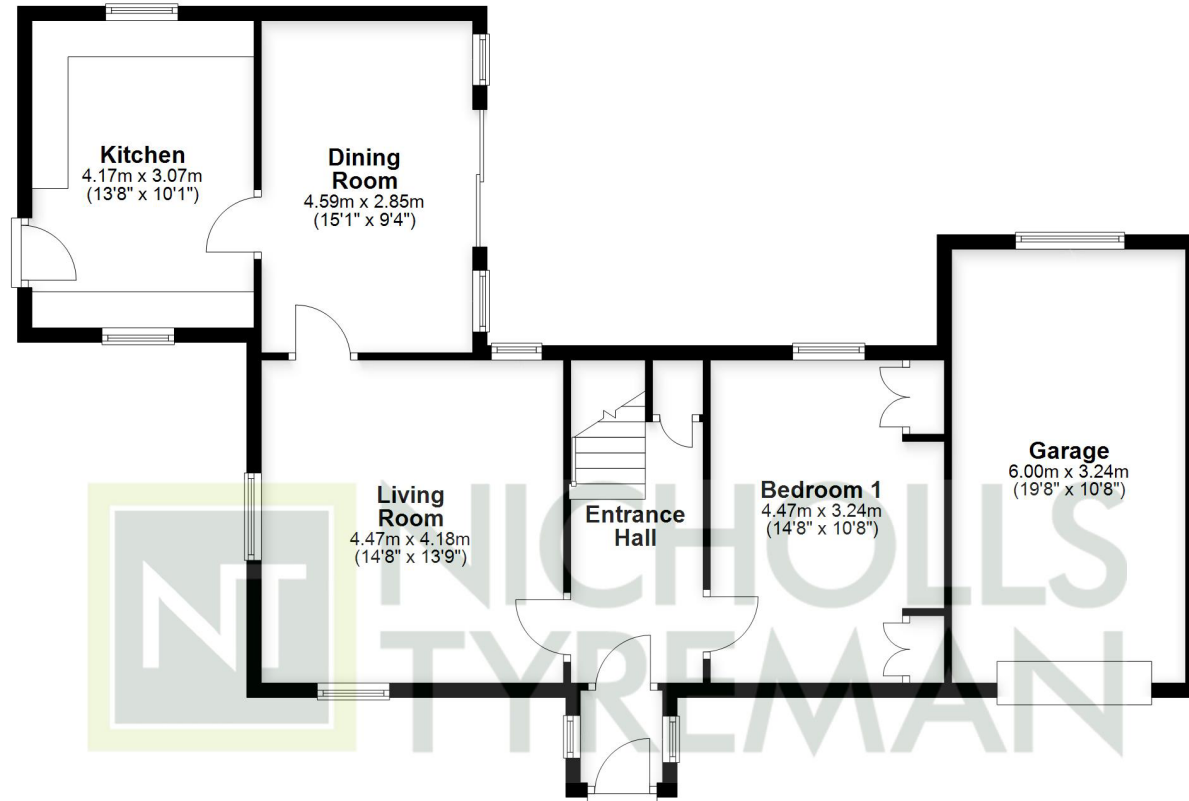
Served by LPG gas fired central heating and offering double glazing throughout, the property briefly comprises; entrance porch leading to hallway, kitchen with built in units and utilities, dining room with sliding door out into to the garden, living room with log burning stove and a double bedroom with built in wardrobes on the ground floor.

The first floor offers a further two double bedrooms and house bathroom with separate shower and bath.

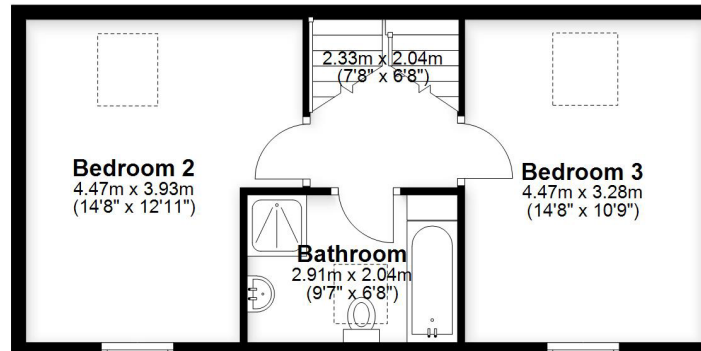
Externally the property sits at the end of a private lane and on the edge of approximately 2.5 acres of private woodland featuring traditional garden area, pond area and multiple places to set up seating.



Ground Floor



First Floor



Total area: approx. 133.4 sq. metres (1435.5 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate.
Plan produced using PlanUp.



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Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.