



## Pear Tree House Station Road, Foggathorpe, YO8 6PS

Detached Property | Five Bedrooms | Driveway Parking | Double Garage | Multiple Reception Rooms | En-Suite To Master Bedroom | Popular Village Location | Viewing Highly Recommended

- Detached Property
- Five Bedrooms
- Driveway Parking With Double Garage
- Oil Heating & PV Solar Panels With Battery Storage
- Freehold Property
- EPC Rating - TBC
- Council Tax Band - F
- En-Suite To Master Bedroom
- Multiple Reception Rooms
- Tremendous Rear Garden
- 

**Asking Price £650,000**

Jigsaw Move are pleased to present this impressive, detached house nestled on Station Road in the charming village of Foggathorpe. The property offers a perfect blend of modern living and spacious comfort. With a generous 2,142 square feet of living space, this property boasts five well-proportioned bedrooms and two stylish bathrooms, making it an ideal family home.

As you enter the property, you are greeted by a spacious entrance hallway that sets the tone for the rest of the home. The layout is both practical and inviting, making it easy to navigate and enjoy daily life.

The heart of the home is undoubtedly the expansive kitchen diner, where the previous kitchen and dining room have been seamlessly combined. This inviting space features bi-fold doors that open onto a large patio area, perfect for entertaining or enjoying al fresco dining during the warmer months. The kitchen is equipped with high-quality integrated appliances, including a double fan oven, built-in microwave, electric hob, and a newly updated dishwasher, ensuring that culinary enthusiasts will feel right at home. The kitchen is complemented by a convenient utility room, ensuring practicality in daily life. Additionally, there is a well-appointed cloakroom and WC for guests.

Since its purchase in April 2017, the current owners have undertaken a comprehensive renovation, transforming the property into a contemporary haven. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. In the lounge a multifuel Mendip stove, installed in June 2017, adds a cosy touch to the living space, while the extra reception room, currently utilised as a playroom, which can easily adapt to your needs, whether as a study or additional living space.

Constructed in 1990, this residence has been thoughtfully updated to meet contemporary standards. The oil boiler has been replaced with a modern Worcester Bosch system, ensuring efficient heating and hot water and it has been meticulously serviced annually since its installation, ensuring efficient heating throughout the home. The double-glazed windows and doors were replaced between 2017 and 2022, enhancing both energy efficiency and aesthetic appeal. In 2022, the internal doors were upgraded to stylish oak panelled designs with chrome handles, adding a touch of elegance to the interiors.

The accommodation features five generously sized bedrooms, including four double rooms and one single, ensuring that there is plenty of room for family members or guests. The master bedroom benefits from an en-suite shower room, adding a touch of convenience and privacy. Additionally, a large family bathroom serves the other bedrooms, making morning routines a breeze.

The loft has also been improved, with a new hatch and deluxe wooden ladder installed in September 2024, along with raised storage boards, providing ample space for your belongings. The garden has been carefully landscaped, featuring a newly installed fence with the adjoining property, and a delightful Jungle Gym for children, complete with a double swing, bridge, lookout tower, climbing frame, and slide, installed in March 2021. For those with vehicles, the property offers parking for up to six cars. For those with electric cars, a Zappi electric car charger has been installed in 2024, ensuring you are ready for the future of motoring. The property is complimented by a double garage, providing secure storage and additional convenience. The driveway is designed to accommodate multiple vehicles, making it ideal for families or those who enjoy hosting guests.

Furthermore, the installation of solar panels in 2023, complete with an inverter and battery storage system, not only contributes to energy efficiency but also offers the potential for income by selling excess energy back to the grid. This system supports electric heating and provides charging for both the house and your vehicle.

The local community is vibrant, with friendly neighbours and regular events held at the meadow at the end of Station Road. The popular Black Swan pub is also nearby, perfect for socialising and enjoying the local atmosphere. This delightful home in Foggathorpe combines modern living with a welcoming atmosphere, making it a wonderful place to create lasting memories. With its generous living space and excellent location, this property is a fantastic opportunity for anyone looking to settle in the picturesque village of Foggathorpe. Don't miss the opportunity to view this exceptional property.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Kitchen/Diner 14'8" x 20'9" (4.47m x 6.33m)**

**Lounge 13'7" x 19'10" (4.15m x 6.04m)**

**Playroom/ Reception Room 13'8" x 12'7" (4.16m x 3.84m)**

**Utility 8'11" x 6'11" (2.71m x 2.12m)**

**Cloaks/ WC 6'7" x 7'9" (2.00m x 2.37m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Bedroom One 12'2" x 13'7" (3.72m x 4.14m)**

**En-suite Shower Room 8'8" x 6'5" (2.65m x 1.96m)**



**Bedroom Two 13'8" x 12'7" (4.17m x 3.83m)**

**Bedroom Three 11'11" x 10'3" (3.62m x 3.12m)**

**Bedroom Four 13'9" x 12'7" (4.18m x 3.84m)**

**Bedroom Five 8'1" x 10'5" (2.47m x 3.18m)**

**Family Bathroom 8'1" x 9'8" (2.47m x 2.95m)**

#### **Double Garage**

#### **ANTI-MONEY LAUNDERING (AML) CHECKS**

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

#### **COUNCIL TAX & OPENING HOURS**

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing. Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

#### **MAKING AN OFFER & MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

#### **PROPERTY DETAILS & HEATING AND APPLIANCES**

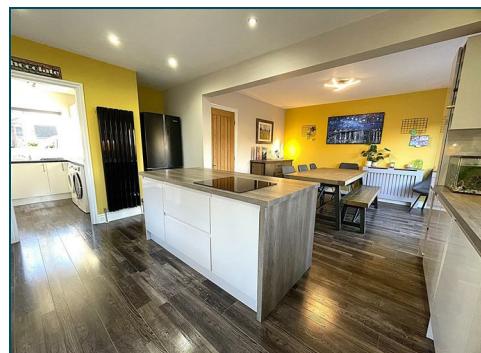
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancery Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

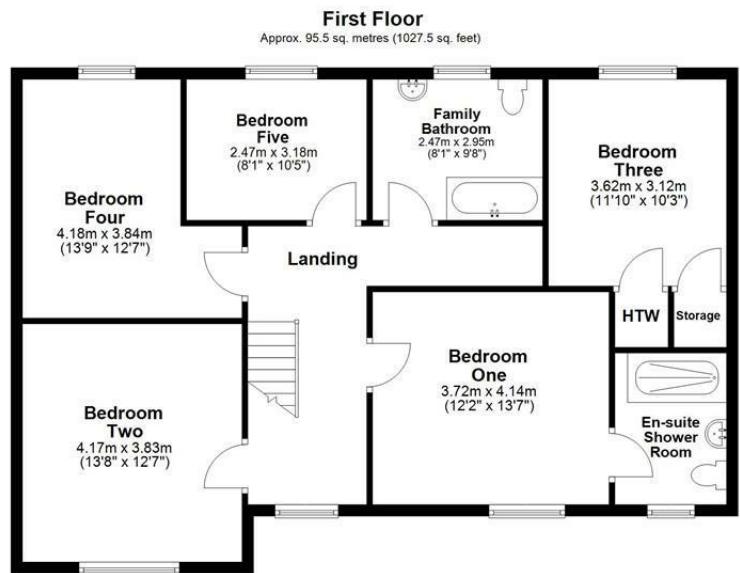
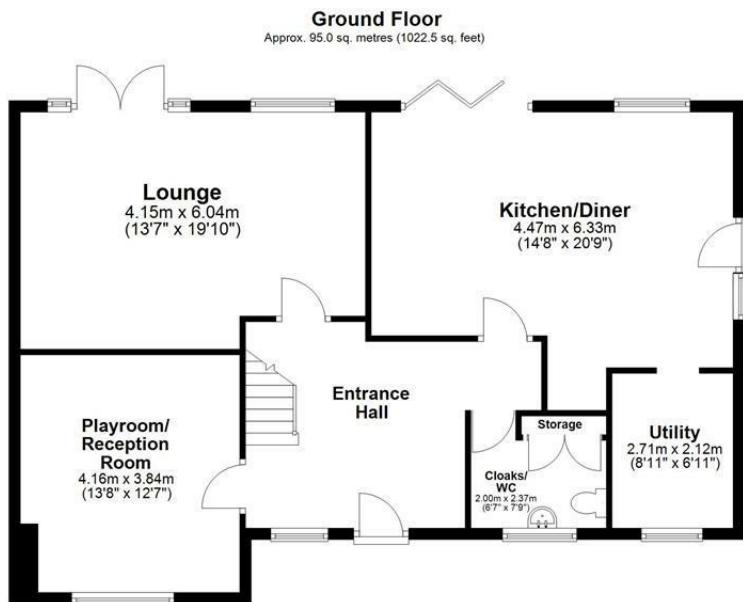
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

#### **VIEWINGS & WINDOWS**

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 190.4 sq. metres (2049.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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