

The Old Farmhouse, Shipton Grange,  
Shiptonthorpe, Holme Road, YO43 3PZ  
£425,000



Total area: approx. 148.9 sq. metres (1603.1 sq. feet)  
This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

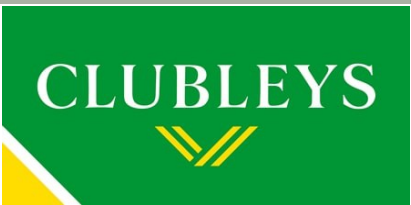
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

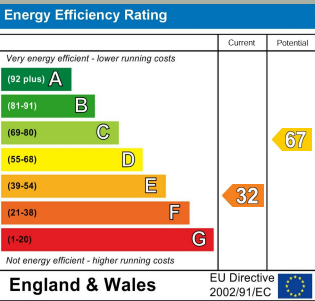
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



This characterful farmhouse set back in it's own idyllic spot within the Wolds, benefits from superb travel links to York, Beverley, Hull and the M62, and convenient proximity to the prestigious Pocklington school. The ground floor offers enviable versatility, with a separate lounge and a snug, country kitchen with separate dining room and the fourth bedroom provides a range of possibilities such as a home office or guest room with en suite. Upstairs there are three further bedrooms and a family bathroom. Outside is a grassed paddock to the front and the gated driveway provides ample parking leading to an extensive front lawn and garage with the whole extending approximately half an acre. To the rear of the property is an enclosed low maintenance paved garden with a delightful feature of an original garden well.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.



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**LOCATION**

Shiptonthorpe is conveniently situated on the A1079 between York and Hull, and has a wonderful community spirit with regular events taking place in the village hall. There is a selection of village amenities including a bowling club, a church, 24 hour garage with a mini-supermarket, a garden centre with restaurant and coffee shop and two further restaurants and an excellent regular bus service. Ideally located for access to Market Weighton, Pocklington, Beverley, Hull (2017 city of culture), historic City of York and the Coast. Popular surrounding areas of interest include Bempton Cliffs, Burnby Hall and Gardens, Castle Howard, Sledmere House, Whitby and Bridlington. Spectacular nearby Wedding venues sure to attract include Bunny Hill and Barmby Barns. Situated on the doorstep of the Yorkshire Wolds which present amazing landscapes for walkers and cyclists along the 79 mile way.

**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, tiled floor.

**LOUNGE**

3.56M x 4.51M (11'8"M x 14'10"M)  
Multi fuel stove set in brick fireplace, TV aerial point, radiator, exposed beams to ceiling.

**KITCHEN**

3.40M x 3.56M (11'2"M x 11'8"M)  
Fitted with a range of solid wood wall and base units, incorporating complimentary work surfaces, ceramic Belfast sink unit, electric AGA with extractor hood over, recessed ceiling lights, access to roof space, tiled floor, exposed brick wall, stable door style rear entrance door.

**UTILITY ROOM**

1.79M x 2.28M (5'10"M x 7'6"M)  
Wall mounted gas fired central heating boiler, plumbing for automatic washing machine and dishwasher.

**DINING ROOM**

3.58M x 3.19M (11'9"M x 10'6"M)  
Radiator.

**BEDROOM FOUR**

2.34M x 3.53M (7'8"M x 11'7"M)  
Radiator.

**EN SUITE SHOWER ROOM**

Three piece white suite comprising low flush WC, pedestal wash hand basin, step in shower cubicle, tiled floor.

**SNUG**

4.72M x 2.66M (15'6"M x 8'9"M)  
Open brick fireplace, laminate wood flooring, radiator, exposed brick wall, stable style door to the front, TV aerial point.

**LANDING**

Radiator.

**BEDROOM ONE**

3.55M x 4.49M (11'8"M x 14'9"M)  
Radiator, feature fireplace, wooden flooring, recessed ceiling lights, double doors to dressing room.

**BEDROOM TWO**

4.72M x 2.67M (15'6"M x 8'9"M)  
Velux window, exposed beams to ceiling, radiator, TV aerial point.

**BEDROOM THREE**

2.24M x 3.19M (7'4"M x 10'6"M)  
Radiator, TV aerial point.

**BATHROOM**

Three piece white suite comprising panelled bath, pedestal wash hand basin, low flush WC, radiator, Velux window, recessed ceiling lights.

**OUTSIDE**

Outside is a grassed paddock to the front and the gated driveway provides ample parking leading to a extensive front lawn and garage with the whole extending approximately half an acre. To the rear of the property is an enclosed low maintenance paved garden with a delightful feature of an original garden well.

**ADDITIONAL INFORMATION**

East Riding of Yorkshire council BAND D

**APPLIANCES**

No appliances have been tested by the agent.

**SERVICES**

Septic tank, Calor gas tank, mains water and electricity.

