



# Ferry Farm Close Naburn, York YO19 4SA

£800,000



A rare find, this four bedroom detached house offers the owner a wonderful river bank lifestyle with a purpose built approximately 40 ft rear pontoon with industrial gangway.

Positioned high up above the riverbank and is designed to enjoy the stunning views along the river Ouse as it meanders towards the city of York. To the ground floor is a bright and light entrance hallway which leads to a ground floor office but could be used as a third reception room, to the rear is a large open plan L- shaped dining kitchen with under floor heating, views over the river and a charming window seat. In parallel the property also has a more formal living room with log burning stove, roof lantern and views over the outdoor kitchen area. There is also a fourth bedroom on the ground floor with a walk-in shower room and ground floor w.c creating flexible living accommodation. To the first floor are three double bedrooms, a family bathroom and a main bedroom en-suite, each bedroom benefitting from the spectacular river views and two bedrooms have french doors leading to the flat roof which the current owners like to open on an evening to watch the stars.

The property has been fitted with an air source heat pump by the current owners which has reduced the owners heating bills whilst offering a comparably green source of energy.

The property is accessed via a driveway down Ferry Farm Close. Outside the house is an ample driveway parking area with electric car charger point. To the rear is the enclosed rear garden and terrace, with fabulous views down and up the River Ouse. From here the gangway leads to the purpose built approximately 40ft pontoon with mooring and fishing rights ( known as riparian rights) . To one side is the wooden office/studio with electric ideal for those with a hobby in art or just those looking for external storage. Council Tax Band E. The owners of the property have advised it has never flooded.

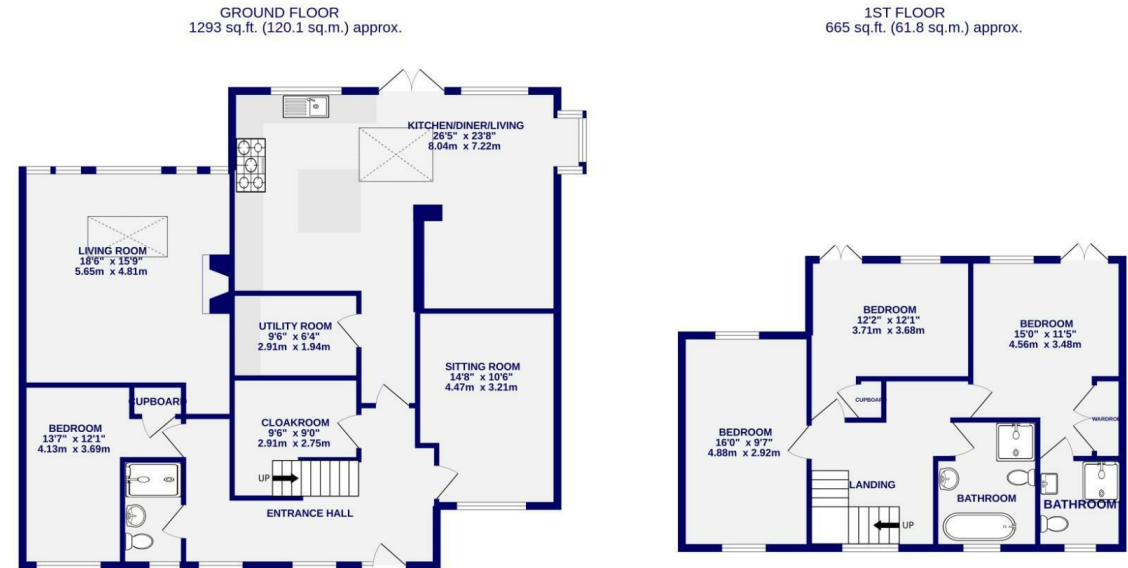




# Ferry Farm Close Naburn, York YO19 4SA

Freehold  
Council Tax Band - E

- Detached House
- Riparian Rights ( To moor a boat and fish)
- Approximately 40ft River Pontoon
- Air Source Heat Pump
- Driveway Parking and Electric Car Charging Point
- Fulford School Catchment
- EPC E



TOTAL FLOOR AREA: 1958 sq.ft. (181.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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