



HUDSON  
MOODY

Chapel Farm, York Street, Dunnington, York YO19 5PN



A charming Georgian character property including large attached former two-storey shop; circa 3300 ft<sup>2</sup>, complimented by lovely gardens, double garage and large workshop. Conveniently offered with no onward chain.

Built around 1780 and significantly extended in later years, this is a striking character house with a blend of both brick and rendered frontage. With a floor area of approx 3300 sq ft, plus a double garage and large workshop, it provides generously proportioned and particularly flexible accommodation over two floors. With a practical layout and particularly extensive ground floor accommodation, it could suit families of all generations, including potential multi-generational living. The layout could also appeal, with the use of the adjoining former shop, as a means of generating an additional income (subject to planning) or provide annexed accommodation.

Accommodation to the main house comprises: front lobby -- dining room with ceiling beams, feature fireplace + adjoining garden room -- kitchen with pantry/utility off and garden access -- living room with working fireplace -- office -- 5th bedroom/family room including WC, en-suite shower room plus French doors proving garden access. 1st Floor: 4 bedrooms (2 with fitted wardrobes) -- family bathroom housing airing cupboard -- walk in storage cupboard -- a staircase from the landing leads to large boarded loft storage room.

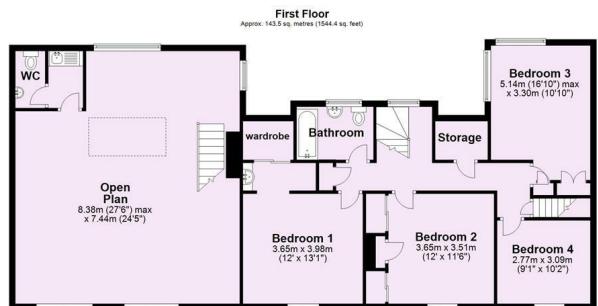
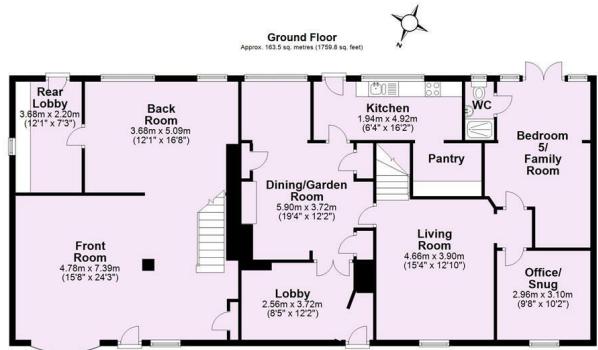
Accommodation to the adjoining former shop includes: 2 ground floor reception rooms plus rear lobby and access. 1st Floor extra large room that spans the full depth of the property with pitched ceiling and exposed roof trusses -- WC + kitchenette.

Outside: A gated gravel drive leads up to a double garage (approx 5.5m deep by 5m wide) providing ample parking provision. To the rear a York stone paved path leads to beautiful southeasterly facing gardens, which are lawned with mature borders set within private brick wall boundaries. Incorporated within the well established garden is a patio with vines, two apple trees, feature pond with surrounding rockery plus brick built garden store. The large workshop is approx 8.1m deep by 5.5m wide.

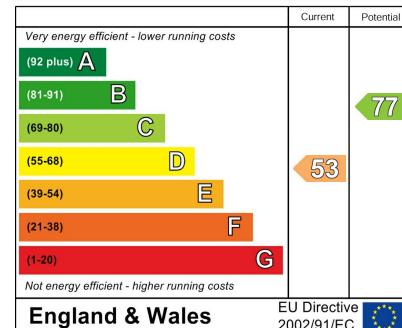
Summary: a lovely character home with the space and versatility to suit a wide variety of buyers.

- Attractive Period Farmhouse Located in Vibrant Dunnington Village
- Sale Includes Attached Former Shop
- Square Footage Approx 3300 sq ft
- Lovely Walled Gardens with Patio, Shrubbery, Apple Trees & Garden Store
- Double Garage (5.5 metres x 5 metres)
- Large Workshop (8.1 metres x 5.5 metres)
- Fulford School Catchment Area
- Grade II Listed (to the front facade)
- ~~Guide~~ Price £699,500

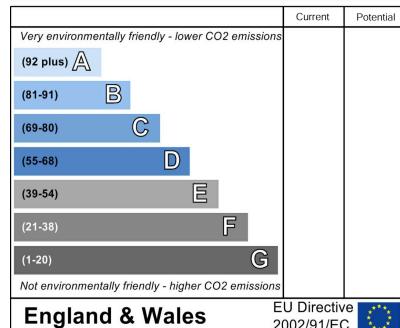
Tenure: Freehold



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



#### IMPORTANT NOTICE

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- We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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