

WOODLANDS FARMHOUSE  
MOREBY, YORK  
YO19 6HN  
(Between Naburn & Stillingfleet)



Woodlands Farmhouse, Moreby,  
York, YO19 6HN

**Stephensons**  
Estate Agents Chartered Surveyors Auctioneers

# WOODLANDS FARM HOUSE

Moreby York, YO19 6HN

**A traditional period Yorkshire farmhouse in a peaceful rural setting only 6 miles from York city centre.**

The property stands in about an acre with brick built storage building or stables, extensive front garden to the south, well stocked vegetable garden and a good sized grass paddock.

The interior of the main house features a splendid through lounge, kitchen, diner and 4 bedrooms.

The Annexe is a recent addition of imaginative design and could easily be incorporated into the main house through the existing connecting door.

The sale of Woodlands Farmhouse provides a rare opportunity around York to acquire a family property in a private rural location.

Guide Price £450,000

Viewing strictly by appointment with the Agent.



**Stephenson**  
Est. 1871 & son

York Auction Centre  
Murton  
York  
YO19 5GF

Tel: 01904 489731  
Fax: 01904 489782

enquiries@stephenson.co.uk  
www.stephenson.co.uk

**Stephensons**

10 Colliergate  
York  
YO1 8BP

Tel: 01904 625533  
Fax: 01904 610267

reception@stephensons4property.co.uk  
www.stephensonsstateagents.co.uk

**SOLICITORS**

**Crombie Wilkinson**  
6 Park Street  
Selby  
YO8 6PW

Tel: 01757 708957  
Fax: 01757 210343

## GENERAL INFORMATION

### ENTRANCE DRIVE

Shared with adjoining Farm and Keepers Cottage.

### SERVICES

Mains water and electricity. Klargester drainage system. Oil fired central heating. Annexe has separate oil fired combi boiler.

### SELBY COUNCIL TAX BAND E to include Annexe

### EER - Farmhouse 37 (F); Annexe 62 (D)

### CONSTRUCTION

Brick built with composition tile roof; double glazed windows except for small back bedroom.

### ACCOMMODATION ON THE GROUND FLOOR

#### ENTRANCE HALL

Approx 12'0" x 6'3" (3.66m x 1.91m) with fitted shelf, cloakroom with wc, wash hand basin and radiator.

#### KITCHEN

Approx 16'2" x 12'1" (4.93m x 3.68m) with stainless steel sink in a tiled worktop on brick supports with under shelves. Tiled recess with oil fired Rayburn cooker/boiler, laminate floor through to sitting room; radiator.

#### SITTING ROOM

Approx 12' x 13'1" (3.66m x 3.99m) max, with laminate flooring, fireplace with stone hearth, and beams over, solid fuel room heater, 2 beams to ceiling, double glazed French doors; radiator.

#### UTILITY ROOM

Approx 7'7" x 4'11" (2.31m x 1.50m) with concrete floor, fitted shelves, plumbing for washing machine.

#### PANTRY

Approx 7'7" x 6'9" (2.31m x 2.06m) with concrete floor; shelves.

#### FRONT ENTRANCE HALL

With pine spindled staircase, radiator and under stairs area.

#### DINING ROOM

Approx 12'7" x 12'1" (3.84m x 3.68m) with polished timber floor, radiator, brick built fire place with stone hearth and open fire (door to Annexe).

## FIRST FLOOR

### GALLERIED LANDING

#### BEDROOM 1 (SOUTH WEST)

Approx 13'2" x 12'5" (4.01m x 3.78m) with double radiator, beams to ceiling.

#### BEDROOM 2 (SOUTH EAST)

Approx 13'2" x 12'1" (4.01m x 3.68m) radiator, beam, Victorian cast iron fire place with basket grate, door to:-

#### BEDROOM 3 (NORTH EAST)

Approx 10'9" x 12'0" (3.28m x 3.66m) radiator, beam to ceiling, built in airing cupboard with hot water cylinder and electric heater.

Up 4 steps to storage area

#### BATHROOM (REAR)

Approx 11'10" x 5'9" (3.61m x 1.75m) with white suite comprising panelled bath and pedestal wash hand basin, low flush wc, tiled splash back and radiator.

#### BEDROOM 4 (NORTH WEST)

Approx 12'0" x 8'0" (3.66m x 2.44m) Over the Utility area of the Annexe.

## ANNEXE

Monopitched brick built with tiled roof, and forming the East Wing of the house.

### LOUNGE/KITCHEN/DINER

Approx 19'7" x 16'2" (5.97m x 4.93m) 4 radiators, oak floor, pair of double french doors, pine beamed ceiling. **Kitchen area** with inset 4 ring hob, stainless steel sink unit with cream work tops, built in Neff oven, 2 storage drawers and 6 base units.

### ENTRANCE LOBBY TO

#### BEDROOM

Approx 16'2" x 9' (4.93m x 2.74m) radiator, beamed ceiling, oak floor, built in oak wardrobe comprising double hanging and 3 drawers.

#### WET ROOM

Approx 8'8" max x 6'2" (2.64m x 1.88m) with tiled walls, shower unit, white pedestal wash basin, low flush wc, radiator, beamed ceiling with velux.

#### UTILITY

Approx 12'0" max x 7'11" (3.66m x 2.41m) with stainless steel sink unit inset in a worktop, 3 base units, plumbed for washer, storage recess, built in double cupboard and 2 high level cupboards over.



## TO THE OUTSIDE

Rear concrete yard with parking.

Brick and pantile single storey range of buildings 15'4" x 83' with kitchen garden alongside and greenhouse.

Front gravelled patio onto a lawned garden with ornamental shrubs in the borders including roses and rhododendrons. Beyond is a larger lawn with a vegetable plot and raised beds. Hen run to the far end and a grass paddock alongside with Klargester disposal unit.

## DIRECTIONS

From York head south towards the A19 and Selby; just before the A64 bypass turn right onto the B1222 road towards Naburn and Stillingfleet. About 1 mile through Naburn on the right is Moreby Hall and opposite on the left is the access road to Woodlands Farm. Go past the white Keepers Cottage and Woodlands Farmhouse is at the end of the road about 1/2 mile.

## Easements, Rights of Way and Wayleaves

A right of way over the access drive. An electricity pole in the corner of the paddock.

## Plans, Areas and Schedules

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the Title Deeds.

## Viewings

Strictly by appointment with our Stephenson and Son, York Auction Centre Office or Stephenson's Colliergate.

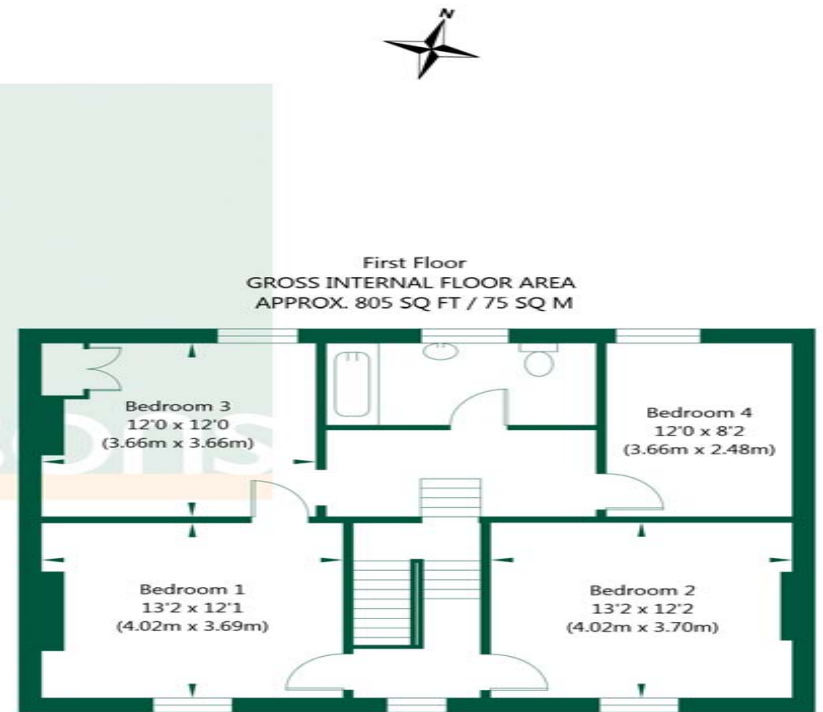
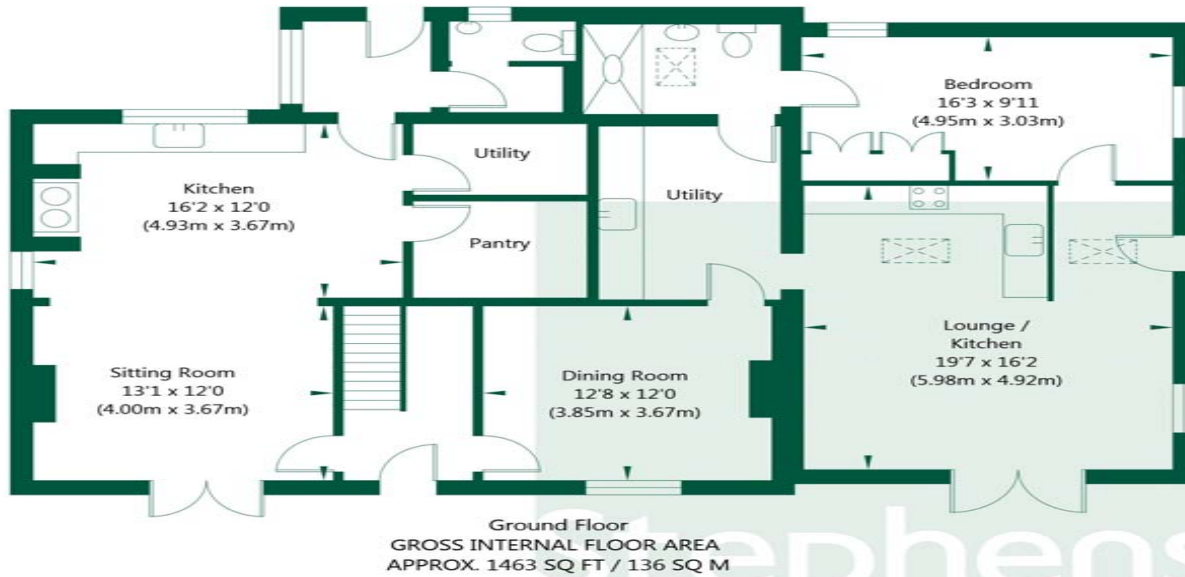
## Agent Contacts

For further information or negotiation please contact:

- James Stephenson MA (Cantab) FRICS FAAV  
(email: [jfs@stephenson.co.uk](mailto:jfs@stephenson.co.uk), Tel: 01904 489731, Mobile: 07801 685661)
- Oliver Newby, Stephenson's, 10 Colliergate, York, YO1 8BP. (oliver.newby@stephenson4property.co.uk, Tel: 01904 525533)



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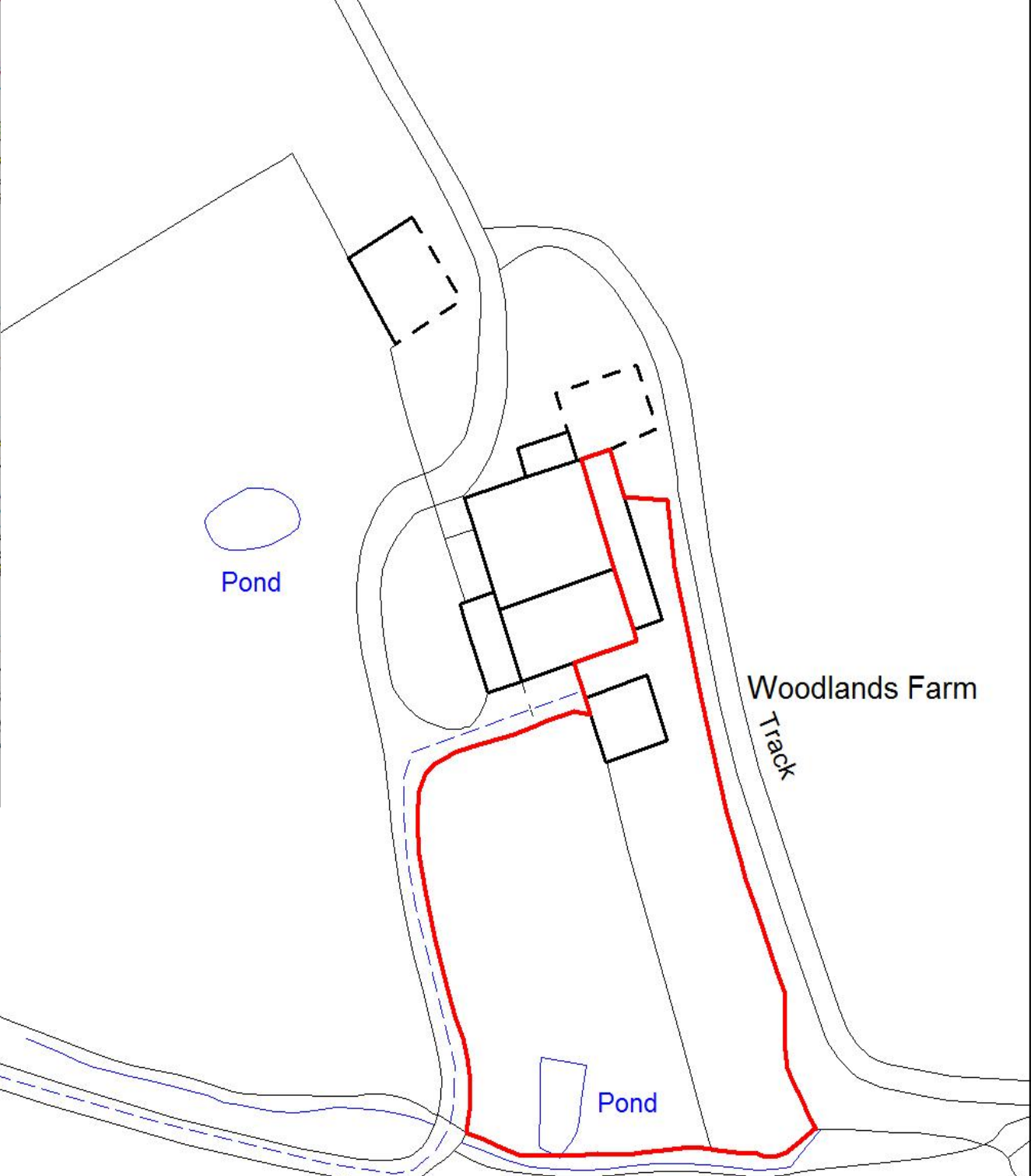
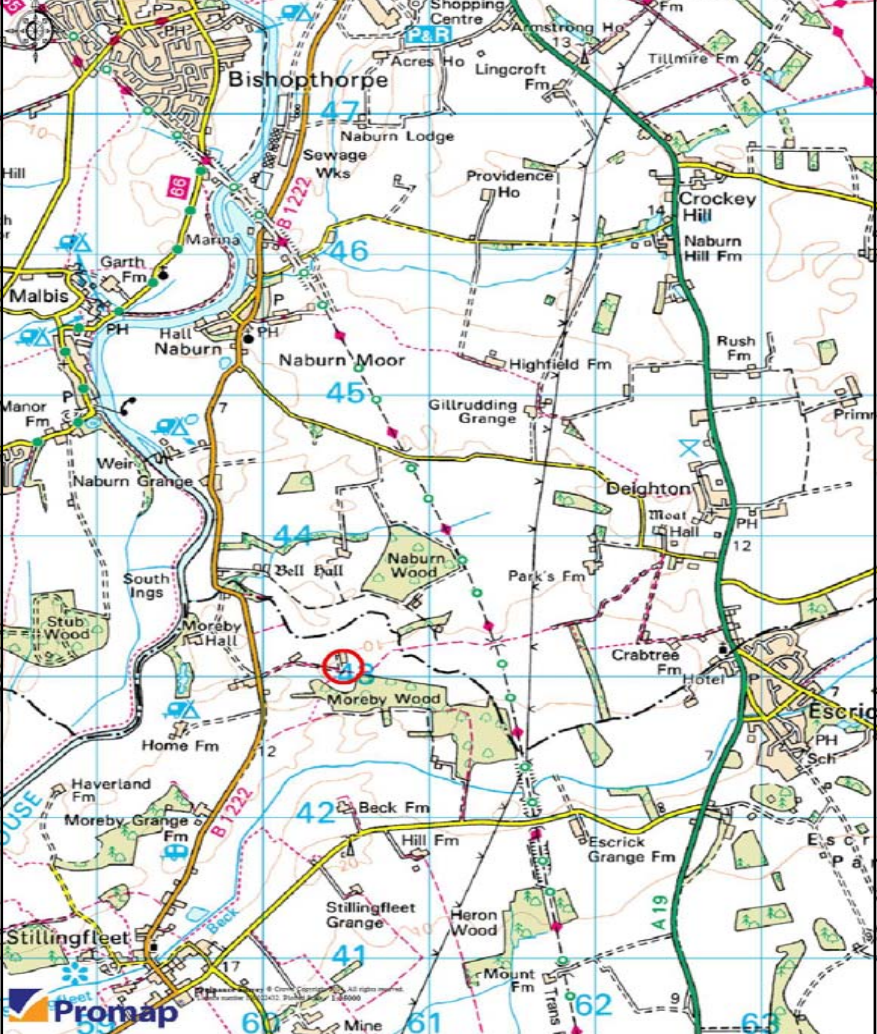
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2268 SQ FT / 211 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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