

5 bedroom detached house for sale, High Street, Whixley, York, North Yorkshire YO26



Location **Yorkshire and the Humber, North Yorkshire**
<https://www.freedasz.co.uk/x-163090-z>

Dating back to 1835, this handsome detached Georgian former farmhouse is situated within the highly regarded village of Whixley. It has recently undergone a programme of refurbishment and now offers generously proportioned and well balanced family accommodation presented in a most tasteful and modern style, yet retaining a great deal of the original farmhouse character including beamed ceilings and shuttered windows. It is newly decorated throughout and the bathrooms and kitchen have been up-graded, it also benefits from double glazing throughout and is centrally heated via a newly installed LPG combi boiler. There are two useful outbuildings which could be converted into a garage. Whixley village is conveniently located for commuters to Harrogate and York and is within easy reach of the A1 for travel further afield. There is a shop and pub in the village and primary schools in nearby villages.

GROUND FLOOR Entrance Porch Hall Staircase to the first floor Family Sitting Room Farmhouse fireplace with LPG stove, beamed ceiling, shuttered window to front, opening into the kitchen. Kitchen Fitted with a range of hand painted units with granite work surfaces and breakfast bar. Walk in pantry. Drawing Room Period slate fireplace with tiled interior and fitted living flame gas fire, window to side and shuttered window to front. Master Bedroom Suite Shuttered window to front, built-in cupboard, door leading to Dressing Room Fitted with hanging rail and shelving, side window, door leading to En-Suite Shower Room Newly fitted three piece white suite and granite shelf and window ledge. Utility Room Large built in store cupboard, LPG combi boiler, Belfast sink. Rear Lobby Understairs cupboard. Conservatory With double French doors to the garden.

FIRST FLOOR Landing A lovely wide landing with two windows to the rear. Bedroom 1 Fitted wardrobes to one wall, window to front. Bedroom 2 Fitted wardrobes, over-stairs walk-in cupboard, window to front. Bedroom 3 Window to front. Bedroom 4 Window to rear. Bathroom White suite comprising shower cubicle, bath, wc and basin, granite shelving surrounds. Outside Gardens Lawns to the front and side with brick walls and iron railings. Lovely enclosed rear lawned garden with surrounding brick walls and private gravelled parking area. Garden Store/Former Stables Two useful outbuildings for storage with additional adjoining store which could be converted to a garage. Services Mains water, electricity and drainage LPG central heating Double glazing Council tax band F You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this.

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