



**HUNDRED ACRE FARM, POTTERY LANE,  
STRENSALL, YORK. YO32 5TW**



WITHIN A SUPERB ESTABLISHED PARKLAND SETTING OF 2.6 ACRES (OR THEREABOUTS) OF LAWNS AND MATURE TREES, THIS COMPLEX OF AN INDIVIDUAL SPACIOUS FAMILY RESIDENCE, SEPARATE INDOOR SWIMMING POOL, TWO HOLIDAY LODGES (WITH PLANNING CONSENT FOR FOUR FURTHER LODGES), AND GARAGING FOR SEVERAL VEHICLES, PROVIDES A RARE OPPORTUNITY TO ACQUIRE A DISTINCTIVE COUNTRY HOUSE WITH ADDITIONAL EARNING POTENTIAL.

THE PROPERTY WHICH IS BELIEVED TO HAVE BEEN BUILT IN 1968 WITH MATERIALS FROM THE ORIGINAL FARM HOUSE, PROVIDES GENEROUSLY PROPORTIONED ROOMS TO INCLUDE A SITTING ROOM 43' 6" (13.26m), GAMES ROOM 33' 0" (10.06m), KITCHEN WITH FITTED OAK UNITS, MASTER BEDROOM WITH CONTEMPORARY FITTED EN-SUITE BATHROOM AND SHOWER AND THREE FURTHER DOUBLE BEDROOMS ALL WITH FITTED FURNITURE.

HUNDRED ACRE FARM ENJOYS A RURAL LOCATION ADJOINING OPEN FARMLAND AND IS CONSIDERED CONVENIENT FOR COMMUTING TO THE YORK CITY CENTRE 7½ MILES, 3½ FROM THE YORK OUTER RING ROAD LEADING TO THE A64 AND 1½ MILES FROM STRENSALL VILLAGE. (DISTANCES APPROXIMATE).

## GUIDE PRICE: £925,000

### GROUND FLOOR ENTRANCE LOBBY:

**11' 0" (3.35m) X 6' 1" (1.85m)** uPVC double glazed entrance door and four uPVC double glazed windows, one glazed panel doors opening to

### SITTING ROOM:

**43' 6" (13.26m)** plus fireplace recess x **16' 4" (4.98m)**, four double and two single panel radiator, two uPVC double glazed bow windows and two further uPVC double glazed windows. Point for four wall lights, staircase and ceiling beams. Brick Ingle Nook fireplace with wood burning stove, inset beam, Yorkshire stone hearth and on either side an arched top brick recess with display plinth and uPVC double glazed window.

### BREAKFAST KITCHEN:

**20' 2" (6.15m) x 15' 4" (4.67m)**



comprehensively fitted and individually designed range of wall and base units with solid oak fronts and granite work tops incorporating Belfast sink with mono block mixer tap with plumbing below for automatic dish washer. Rangemaster electric cooker with six ring ceramic hob, re-circulating canopy above, fan assisted oven, conventional oven, grill and warming drawer below. Two further matching dresser units incorporating display cupboards, drawers and on either side of a settle with box seat. Matching unit incorporating long cupboards surround space for vertical fridge/freezer. Wall tiling to work surfaces, uPVC double glazed window, ceiling lights, double and single panel radiator.

### UTILITY ROOM:

**13' 10" (4.22m) x 8' 0" (2.44m)** (to include separate w.c.), work surface with Belfast sink and mono block mixer tap, plumbing below for automatic washer and vent for tumble dryer. Base unit with drawers, and cupboards. Two uPVC double glazed windows, uPVC double glazed doors to covered patio, oil fired central heating boiler and ceramic tiled floor. SEPARATE W.C. with bracket corner wash basin with tiled splash back, low level w.c., ceramic tiled floor and uPVC double glazed window.

### DINING ROOM:

**20' 3" (6.17m) x 14' 8" (4.47m)** uPVC double glazed window, three double panel radiators, double glazed patio door to covered patio and glazed panel door to

### GAMES ROOM:

**33' 0" (10.06m) X 20' 6" (6.25m)** reducing to **17' 5" (5.31m)** and **9' 11" (3.02m)**, uPVC double glazed French door, four uPVC double glazed windows and double glazed sliding patio door.

From the sitting room an open tread staircase rises to

### FIRST FLOOR LANDING/STUDY AREA:

**16' 4" (4.98m) x 10' 7" (3.23m)** plus **4' 10" (1.47m) x 3' 0" (0.91m)**, two double panel radiators, two uPVC double glazed windows and leading to

### MASTER BEDROOM:

**22' 3" (6.78m)** (to wardrobe back) x **16' 3" (4.95m)** plus **6' 4" (1.93m) x 4' 9" (1.45m)**



Range of fitted wardrobes with glazed panel doors and dressing table, two double panel radiators, three uPVC double glazed windows and double glazed door onto **BALCONY 31' 10" (9.7m) X 9' 10" (3m)**.

### EN SUITE BATHROOM:

**12' 10" (3.91m) x 7' 9" (2.36m) plus 6' 0" (1.83m) x 3' 5" (1.04m)**, shaped panel bath with centre located mixer tap, build in unit incorporating wash basin, close coupled W.C., wall unit with inset mirror and light above. Tiled walls, ceramic tiled floor and recessed ceiling lights. Large shower cubicle with two folding doors and fitted shower. Airing cupboard with hot water cylinder and immersion heater. Recessed ceiling lights. Two wall mounted chrome towel warmer /radiators and electric under floor heating.

### INNER LANDING:

radiator, two uPVC double glazed windows, wall light point.

### BEDROOM 2:

**15' 8" (4.78m) x 9' 4" (2.84m)** range of burr oak fitted furniture to include corner wardrobes, desk with shelving above, matching bed head and side cabinets, three height chest of drawers. Double panel radiator and uPVC double glazed window.

### BEDROOM 3:

**15' 9" (4.8m) x 10' 4" (3.15m)** range of cherry wood fitted furniture to include corner wardrobes, desk with side shelving, dressing table, bed head, side cabinets. uPVC double glazed window, double panel radiator and recessed ceiling lights.

### BEDROOM 4:

**10' 10" (3.3m) x 10' 7" (3.23m) plus 5' 2" (1.57m) x 3' 6" (1.07m)** range of cherry wood fitted furniture to include corner wardrobes, base unit with drawers, matching bed head and side cabinets. Two uPVC double glazed windows and radiator.

### SHOWER ROOM:

Low level w.c., pedestal wash basin with wall mounted mirror above and light with shaver point. Shower cubicle with fitted shower and folding door. Tiled walls, uPVC double glazed window, double panel radiator and recessed ceiling lights.

### OUTSIDE:

The property is approached through five bar timber double gates onto a sweeping tarmac driveway leading to brick and tiled **GARAGE BLOCK 25' 5" (7.75m) x 24' 4" (7.42m)** (to include garden store with separate access) with space for several vehicles, double timber doors separately accessed further **GARAGE 25' 10" (7.87m) x 17' 1" (5.21m)** (max). Brick **GENERAL/TIMBER STORE 27' 5" (8.36m) x 11' 0" (3.35m)**.

To the side of the property is a Detached **INDOOR SWIMMING**

**POOL 45' 2" (13.77m) x 24' 3" (7.39m)**, with part brick wall, uPVC double glazed windows, three uPVC double doors, heated swimming pool (note: the heating is not operating) and timber **SAUNA**. Attached **GARAGE 24' 2" (7.37m) x 10' 3" (3.12m)** electrically operated door, door to pool room, light and power. Attached to the house is a **FILTER ROOM 11' 0" (3.35m) x 6' 2" (1.88m)** uPVC double glazed window and door, base unit, wall cupboards, LPG pool heater and pool filter system.

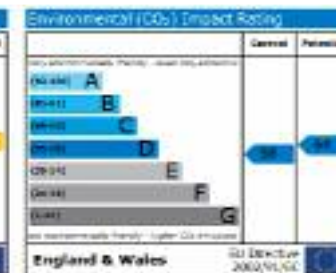
Beyond this is a screed area with two **DETACHED TIMBER HOLIDAY LODGES**, with planning consent (subject to conditions) for **FOUR** further lodges. The Oak lodge briefly comprises: sittingroom/kitchen, master bedroom with en-suite shower room, two further bedrooms and bathroom. The Rowan lodge briefly comprises: sittingroom/kitchen, two bedrooms and bathroom. Each lodge has a meter card electricity supply, LPG gas fire, Council Tax Band assessment of 'A' and Energy Performance Certificate.

### GENERAL INFORMATION



These layout plans are for illustration only. They are not to scale and should not be relied upon for the taking of measurements.

**VIEWING:** Strictly by appointment with the Selling Agents, tel: 01904 679733



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sup>2</sup>) emission. The higher the rating, the less impact it has on the environment.

### DIRECTIONS

Leave the York outer ring road north on the A1237 and head toward Strensall. Continue through the village and follow the signs to Sheriff Hutton. As you leave Strensall, after ¾ miles turn left into Pottery Lane and sign posted Sutton on the Forest and after ¾ miles the property is situated on the left hand side. (Distances approximate).

### LOCAL AUTHORITY:

Hambleton District Council: Tel 0845 1211 555

### COUNCIL TAX:

An inspection of the valuation office website on the 1<sup>st</sup> June 2009 revealed a Band 'G' assessment.

### IMPORTANT NOTICE:

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