



**West End Farm, Woodhall**

• Over 3250 sq ft of internal accommodation • Winter sitting room • Main living room with French doors • Orangery • Kitchen/Diner with fitted appliances • Study/5th bedroom • Cloakroom • Utility • Master bedroom with walk in wardrobe, en-suite and Juliet balcony • Three further double bedrooms, two of which have en-suites • Family bathroom • Manicured garden • 1 acre paddock • Raised patio with brick built seating area, bbq and fish pond • Summer house with power • Decked seating area with brick built bar • Sunbelt Swim Spa • Double garage with electric roller doors • Stables with tack room • EPC = TBC

## Guide Price £650,000

Situated at the end of a private lane, with open fields to the front and rear, is this immaculately presented modern family home. West End Farm has everything a growing family could possibly need, with spacious internal accommodation, manicured gardens, a paddock, stables and a detached double garage. This deceptive property can only be fully appreciated on viewing, so an early viewing is highly advised to avoid missing out.

On entering the property you will find the winter sitting room is the first room off the hall on the left hand side. This room is large, with dual aspect windows that allows natural light to enter. There is a recess in the back wall where a tv can be fitted. To the other side of the house is the main living room with French doors that open to the patio seating area. There is a fully fitted bar in the back corner that is available by separate negotiation. Off the side of this room is a large Orangery with a tiled floor and another set of French doors that open to the garden.

The kitchen/diner is located at the centre of the property and has a horseshoe granite worktop that incorporates a stainless steel sink. A number of wall and base units for storage have been fitted, including a floor to ceiling pantry cupboard. There are a range of appliances including a New World Range cooker with four ring hob over, NEFF microwave, AEG dishwasher and a Bosch fridge.

At the rear of the property is a study that could be used as an additional bedroom, a cloakroom and a utility with fitted storage and space for white goods.

To the first floor there are four large double bedrooms, three of which benefit from en-suites and built in storage. The master bedroom has a newly fitted, full width walk in wardrobe and a Juliet balcony that provides views over the attractive rear garden and fields beyond. A newly fitted contemporary family bathroom comprising of a roll top bath, pedestal hand basin with storage below and w/c completes the internal accommodation.

Externally the rear garden is beautifully manicured and mainly laid to lawn with mature trees and shrubs. The current vendors have created a fabulous raised entertaining area with a timber summer house that has power, a Sunbelt Swim Spa and a brick built bar. There is an attractive brick built fish pond with a water feature adjacent to the house. At the rear of the garden is a fully enclosed paddock with a stable block and tack room. A large fish pond has recently been dug out which provides the perfect place to sit and enjoy the open views in the summer months. In addition, there is a large detached double garage with electric roller doors and multiple power points.

### Location

There are two train stations close by, Wressle and Howden, which connect to regional centres and intercity routes including York, Leeds and Hull. Howden is a market town with a beautifully preserved Georgian Centre and impressive Minster.

Bubwith is only a 12 minute drive from West End Farm and has a range of amenities including, a village store/post office, delicatessen, butchers, primary school and a public house. The village of Hemingbrough is only 2.7 miles away.

There are a number of sites to visit in York with the Minster being the most prominent. York also has its own racecourse, which is extremely popular for a fun filled family day out.





**A BEAUTIFULLY PRESENTED PERIOD HOME WITH LAND**



**R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900**



Viewing strictly by appointment

**Tenure** Freehold

**Council Tax Band** F

**Local Authority** Selby District Council

**Services** Mains water and electric. Septic tank and oil fired central heating.



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Total area: approx. 302.6 sq. metres (3257.2 sq. feet)  
All dimensions and measurements are provided for information purposes only. Plans should not be relied upon as a substitute for professional advice.  
 Plans produced using PlanIt.

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