



Main Street, Heslington

• A substantial family home with an impressive garden • Open fields to the rear • A large kitchen/diner to one end of the property and a second kitchen with utility room at the other • Three reception rooms, two with open fires • Two ground floor cloakrooms • Four large double bedrooms and two family bathrooms • Detached double garage with electric doors and a single brick built stable • The property is subject to an overage clause • No Onward Chain • EPC = E

Guide Price £900,000

R M English are proud to present, The Pinfold, a truly rare and exciting property in the heart of Heslington. The Pinfold has been a much loved family home for the last 40+ years but the time has now come for another family to take it on and make it their own. The property originally was two separate cottages until they were knocked into one to create the substantial period home you see before you today. There are so very few properties that still benefit from gardens of this size, with fantastic views over open fields at the rear and so close to the centre of York. The Pinfold really is a beautiful property with a huge amount of potential, so a viewing is highly recommended to fully appreciate everything it has to offer. The property has an overage clause in place and is offered to the market with No Onward Chain.

Entering through the side door, you find yourself in a good sized kitchen/diner. There is an L shaped worktop to the left hand side which incorporates a sink with drainer. There are various storage units, space for a dishwasher, fridge/freezer and a breakfast table with chairs. There are dual aspect windows which allow natural light to enter and the floor is fully tiled. Beyond the kitchen is the first of the two living rooms. This like the kitchen is a good size with an open fireplace at its centre. The formal dining room is the next room you enter and can accommodate a large dining table and chairs. This room is could be used as a snug or home office, if a dining room is not required.

The main living room has a lovely bay window with a set of timber doors that open out to the rear garden. At one end of the room there is a cast iron open fireplace, a lovely addition especially for the colder winter months. At the far end of the property you will find the second kitchen which again has a worktop, storage and space for white goods. There is a separate utility room with a door at the rear that again opens to the rear garden. There are two ground floor cloakrooms both with a w/c and hand basin. In addition there are two gas fired boilers, one at each end of the property.

To the first floor you will find an impressive galleried landing and four double bedrooms, all of which are spacious, with a number benefitting from built in storage. There are two separate bathrooms both of which have a bath, pedestal hand basin and w/c.

Externally the garden is secure and substantial in size, perfect if you have young children or pets. It is mainly laid to lawn with borders of mature trees and shrubs. There is a large pond in the back left hand corner which has been drained down but could be reinstated if desired. If you like to sit and enjoy the sun in the summer months then the patio seating area will surely appeal. There are two separate vehicular entrances, one to either side of the property. The entrance on the right hand side is the smaller of the two but has space for two cars. The main entrance has space for multiple cars, whilst a double garage with electric doors provides further parking or storage. In addition there is an characterful brick built stable attached to the garage that could be converted into a home office or used for further storage. Both entrances can be closed off by five bar timber gates.

The Pinfold really is an exceptional property that can be only fully appreciated on viewing.

Location

The Pinfold is situated at the end of the Main Street in Heslington, a highly desirable area of York. You will not find many locations that provide such easy access to York City Centre and all its amenities and the A1079 with its links to Hull and the A64.

Nearby is the popular David Lloyds leisure centre which includes a gym, tennis club, swimming pool and spa. Archbishop Holgate's secondary school and The University of York are also within walking distance. The City itself boasts a range of eateries and bars, its own racecourse, which is extremely popular for a fun filled family day out.

Agents Note:

Overage Clause

The Property is to be subject to an overage payment of 50% on the uplift in value if planning permission is passed for any development which is separate to the existing dwelling for a period of 40 years. The overage covenant does not prohibit any extensions at all to the existing dwelling and is being imposed to protect the integrity of the property and the surrounding area. The overage payment of 50% of the uplift in value is to be triggered by the grant of planning permission for any development which would lead to there being more than one residential dwelling on the property.



A SUBSTANTIAL FAMILY HOME WITH AN IMPRESSIVE GARDEN AND WONDERFUL VIEWS



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	73
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority York City Council

Services All mains services



Address: Main Street, Heslington
Reference: 490

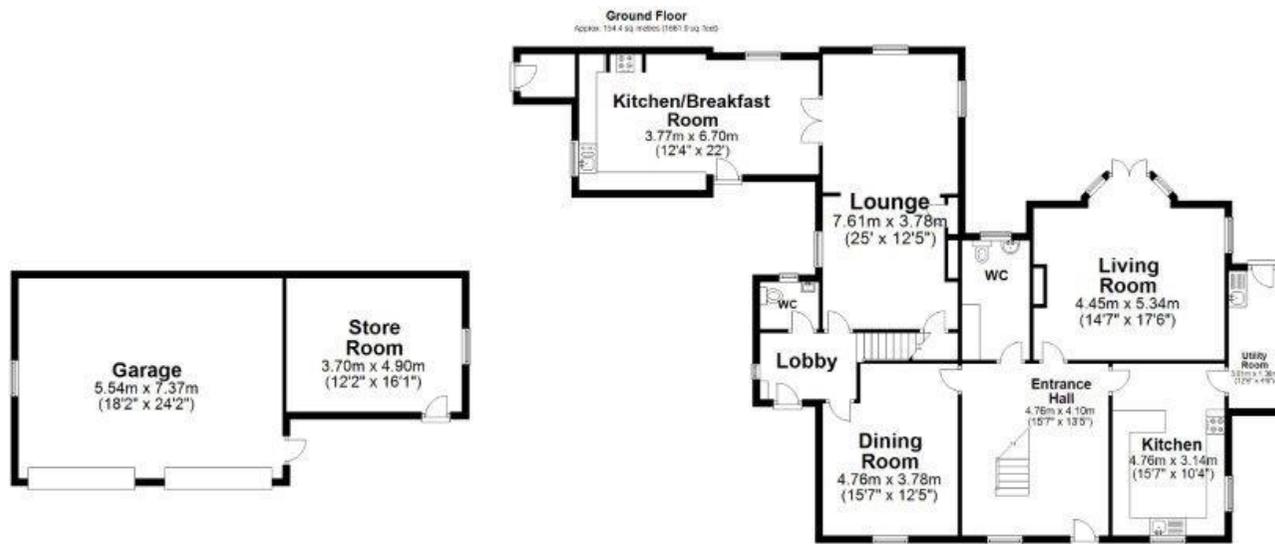


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Offices in York, Pocklington and Market Weighton

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