



Hagg Bridge House, Storwood, York, YO42 4TF

- BEAUTIFUL HOME STANDING IN OVER 2 ACRES • AMAZING GARDENS AND PADDOCK • OPEN PLAN KITCHEN, DINING AND ORANGERY • LIVING ROOM & SNUG • FIVE BEDROOMS • ENSUITE PLUS FAMILY BATHROOM • VERSATILE OUTSIDE ROOM ADJACENT TO THE GARDEN • OAK FRAMED CAR PORT AND GARAGE/BARN • SECLUDED PLOT WITH MATURE HEDGING • PERFECT IF YOU ARE LOOKING FOR A LIFESTYLE CHANGE • OIL CENTRAL HEATING • EPC RATING = D •

Asking Price £750,000

Starting its life in 1890 this beautifully presented home with over 2 acres, has been extended over the years and further upgraded to a high standard by the current owners. With the most amazing gardens that surround the home, and a paddock, it is difficult to know where to start with the description of Hagg Bridge House. The first 'wow' factor is as you turn into the extensive drive and get your first impression of just what is hiding behind the tall hedge that gives the property its privacy.

Stepping into the entrance your eye is drawn through to the superb kitchen with its extensive range of units and island with granite work surfaces. Integral appliances include dishwasher, induction hob with extraction hood, double oven and dishwasher. The wonderful open plan arrangement extends to the dining area and superb orangery with its atrium roof. From here you can enjoy the lovely views over the garden and the French doors open onto a patio area.

From the dining area is a large living room with log burner. The snug with a decorative recessed brick fireplace could be a lovely cosy space, or alternatively it would make a good family or craft room.

Being in a location that is ideal for walking your dog, there is even a pet shower room for after those muddy days! The good sized utility is off the kitchen.

Moving upstairs there are four double bedrooms and a single. The master has an ensuite with shower, hand basin in vanity unit and WC. A family bathroom has a bath with shower over with twin heads, hand basin in vanity unit, WC and storage cupboard.

The property has double glazing and oil central heating.

To the outside there are gardens to all sides with lawns that are ideal for children and plenty of space for play equipment. Surrounded by hedging it is a safe place for children of all ages. There is a well stocked orchard and an allotment area for those with green fingers. A greenhouse and potting shed cater for the keen gardeners.

At the bottom of the garden is a fabulous room with power, light and water, that could be used for a variety of purposes. It would make a superb games room or could be transformed into a garden room ideal for parties. This is a large room so if you are looking to create an office, it can easily be divided off to provide this and also leisure space.

There are two garage/barns either side of an oak framed double car port.

Beyond the drive is a paddock of around an acre with an animal shelter. The friendly sheep do not come with the sale! For those looking for a lifestyle change, it is the perfect space that compliments the large gardens.

Location

The property is not in the village of Storwood, but between Melbourne and Sutton on Derwent, approximately 9 miles from York and 7 miles from Pocklington. Local primary schools are in Sutton on Derwent and Melbourne, with a secondary school in Pocklington.

Directions

The property is on the eastern side of Hagg Bridge on the B1228 and can be identified by our for sale board.





BEAUTIFULLY PRESENTED EXTENDED HOME IN OVER 2 ACRES OF GARDEN AND Paddock



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



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			
		62	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		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			
		54	86
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Electric water, oil central heating, land drain septic tank



Address: Stonwood, York

Reference: 697



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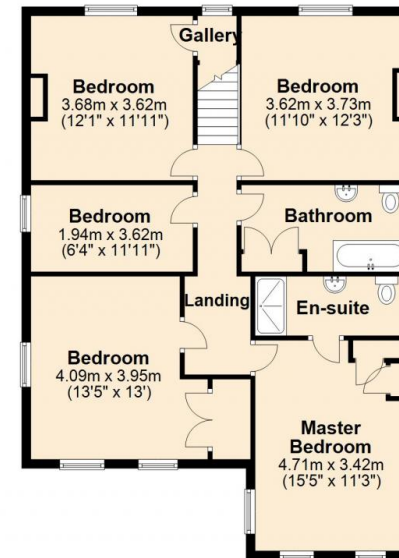
Ground Floor

Approx. 142.9 sq. metres (1538.3 sq. feet)



First Floor

Approx. 90.5 sq. metres (974.6 sq. feet)



Total area: approx. 233.5 sq. metres (2512.9 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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