



**15 Lavender Fields, Feoffee Common Lane, Barmby Moor, York, Yorkshire, YO42 4AF**

• LUXURIOUS CLOSE CARE BUNGALOW • UNIQUE CARE VILLAGE • TWO DOUBLE BEDROOMS & TWO ENSUITES • OPEN PLAN KITCHEN WITH DINING AND LIVING AREA • uPVC DOUBLE GLAZING, ELECTRIC HEATING + SOLAR PANELS • uPVC DOUBLE GLAZING, ELECTRIC HEATING + SOLAR PANELS • GENEROUS GARDENS PLUS PARKING SPACE • GATED SELF SUFFICIENT CARE VILLAGE • 10 YEAR BUILD WARRANTY & FIBRE BROADBAND • EPC RATING = B

## Asking Price £325,000

Are you looking for a change of lifestyle, enjoy your independence but require support on occasion, then look no further as Lavender Fields could be the development that you have been waiting for. The site has been developed to provide individuals or couples with a place to make new friends, keep active, get creative and be part of a community. Lavender Fields will benefit from many of its own amenities including a licensed bistro, wellness centre, hair salon with nail bar, general store with post office facilities and a cinema room, so a meal out or going to a hair appointment is but a stones throw away.

Do you want to be able to travel but worry about leaving your home unoccupied for a period of time? Lavender Fields takes all this stress and worry away, not only will the site be secure but there is an onsite team that looks after the day to day running of the village, meaning your property is always in safe hands whether you are home or away.

The village is located within a rural setting, away from busy roads and noise. This does not mean that you are isolated however or that driving is a requirement, as there is a shuttle bus that provides access to the local town of Pocklington and a variety of different locations. If you are active, then there are plenty of sports teams, activities and groups available in the area. There are a variety of golf courses, fishing lakes, walks and cycle routes to name but a few of the options.



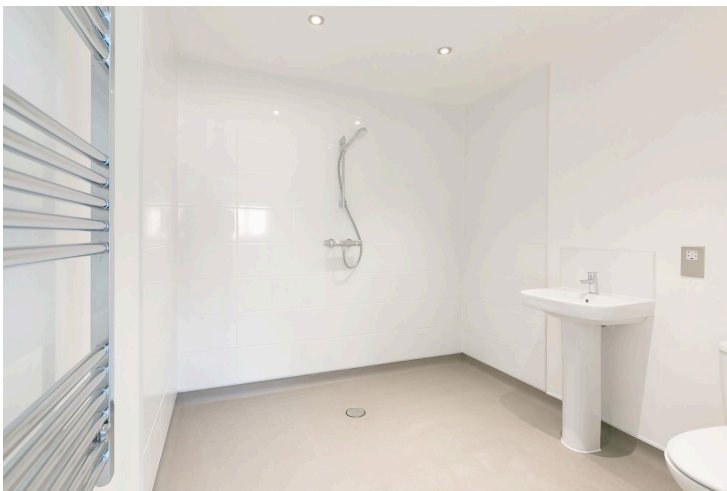
### Location

Lavender Fields Care Village is located 1 mile north west of the village of Barmby Moor, and only 3 miles from the market town of Pocklington. Barmby Moor is a pretty village with the beck running through the village green, and it has an active community spirit. York and the A64 junction is 8 miles to the west, whilst Stamford Bridge on the A166 is around 5 miles to the north west. To find the on-site sales office turn off the A1079 onto Feoffee Common Lane at the junction with the Jet garage, and you will see it on your left hand side in about ½ mile. There is a large car park next to the offices.





**Semi detached bungalow**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 83                      | 85        |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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

Address: 15 Lavender Fields, Barmby Moor, York, Yorkshire, YO42 4AF  
Reference: 1318

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains Services



rmenglish.co.uk

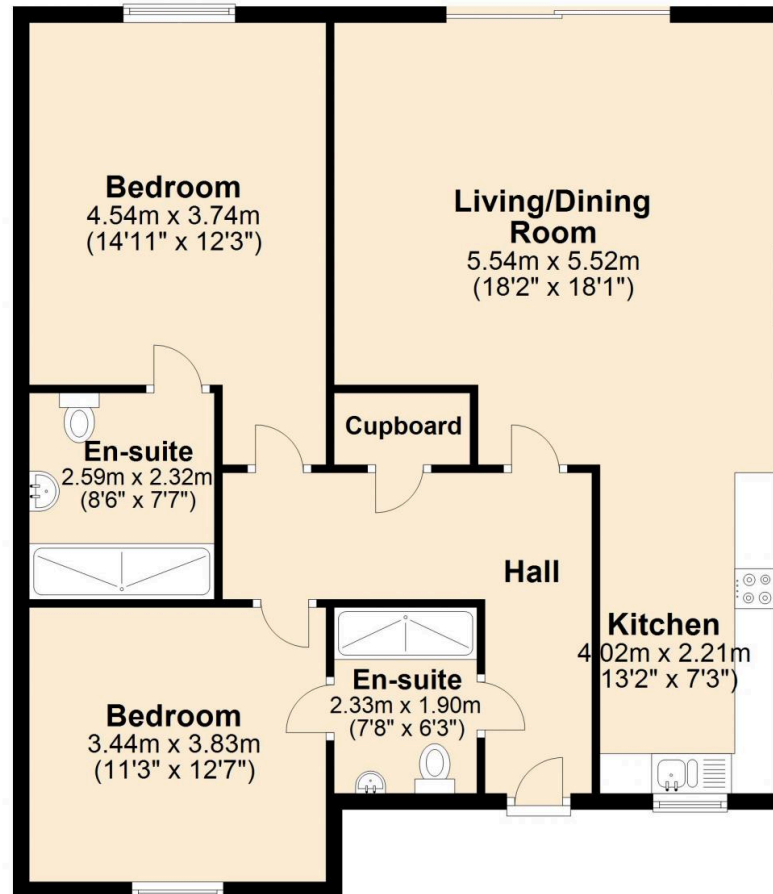


Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**

## Ground Floor

Approx. 94.6 sq. metres (1018.2 sq. feet)



Total area: approx. 94.6 sq. metres (1018.2 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.

### Disclaimer

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