



Moor Lane, Stamford Bridge, York, YO41 1HU

Guide Price £699,950

Are you looking to upsize, like the idea of owning an individually designed and contemporary family home, then look no further as Ellwood House provides just that. The property is not only stunning but is also very energy efficient as it benefits from an air source heat pump and twelve freehold solar panels, attributes that are highly desirable in today's market. The properties layout is extremely versatile as it boasts the perfect balance of open plan living areas and individual cosy rooms. Houses of this nature are rare, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

The property is accessed via a sliding electric gate which opens to a large block paved drive with parking for at least six cars. There is a substantial double garage beyond which will accommodate several cars and also provides external storage. The plot is fully enclosed by mature hedging and a brick wall. The garden has been beautifully and tastefully landscaped, resulting in a split level, low maintenance entertaining area that will surely impress the most discerning of purchasers. A variety of shrubs, box hedging and trees have been planted around the various flower beds. Paving splits up the various sections of garden and can also be found to the side of the property.

One of the many striking features of this property is the vaulted oak and glass atrium which acts as the entrance to the property. Oak double doors open into this spectacular room, which has a stainless-steel staircase with oak treads leading up to the first floor with a glass balcony. The ground floor living accommodation can be accessed via two openings, with the living room at the rear and the lounge/diner to the side.

The formal living room is a good size with dual aspect windows and a set French doors which open to the rear garden. Moving through into the open plan lounge/diner you will see that there is a small partition wall at its centre which gives division between the two areas but allows for an effortless transition between the cosy lounge with bespoke oak storage and the versatile dining area, which can accommodate a good size dining table and chairs. Within the lounge there is a feature alcove with a stone hearth and brick surround at its centre, whilst there is another set of doors that open to the side garden. The current vendors have a dining table and chairs adjacent to the kitchen but this space could accommodate further furniture if so desired. There is a step down that leads to the cloakroom which has a w/c and hand basin. A door adjacent contains the water tank, underfloor heating pipes and solar panel control unit.

The kitchen is the final room on the ground floor which is extremely impressive as it is not only large but benefits from a stunning vaulted ceiling which incorporates four Velux roof lights that allow natural light to flood the room. To the front of the kitchen there are bifold doors that open out to the garden providing the perfect place to entertain guests. At the centre of the room there is a substantial island with a breakfast bar, stainless steel sink with drainer, a wireless charger, storage and an Amica wine fridge. There is worktop that runs the full length of the kitchen with storage, a dishwasher and washing machine below. There are further storage units on the back wall including a carousel pantry cupboard, a fridge/freezer, two Neff slide & hide ovens and a four ring Neff induction hob.

To the first floor is the master bedroom with rain sensing Velux roof lights and a Jack & Jill style en suite comprising of a freestanding egg shell bath, low level w/c, shower with rainfall head, hand basin with storage below, a chrome heated towel rail and mirror with LED lights. There are three further double bedrooms, one with built in oak storage which could be removed if not needed, whilst another has an en-suite shower room with w/c, hand basin and eaves storage.

Location

Agents Note:

The driveway is owned by Ellwood House but all houses within the development have to contribute to the maintenance.

Domestic Renewable Heat Incentive available but needs to be set up again for the Air Source Heat Pump. This has perviously generated £350 per quarter.

Solar Panels in place but need to be registered if you would like to obtain 16.5p per KW by feeding back into the grid.





A STUNNING FAMILY HOME WITH BEAUTIFULLY PRESENTED GARDENS



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			
England, Scotland & Wales		89	91
		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			
England, Scotland & Wales		0	0
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Air source heat pump. Mains water & electric. Septic tank and solar panels



Address:
Reference: 1754



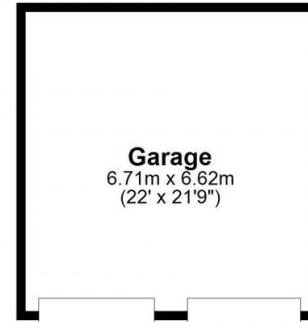
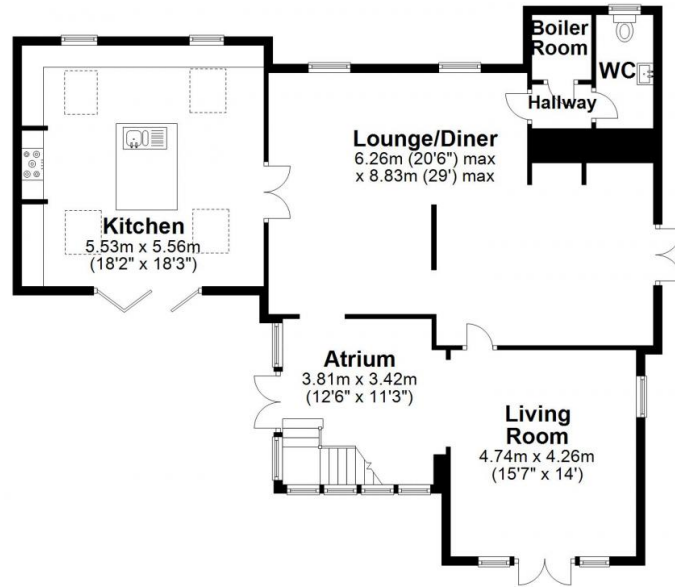
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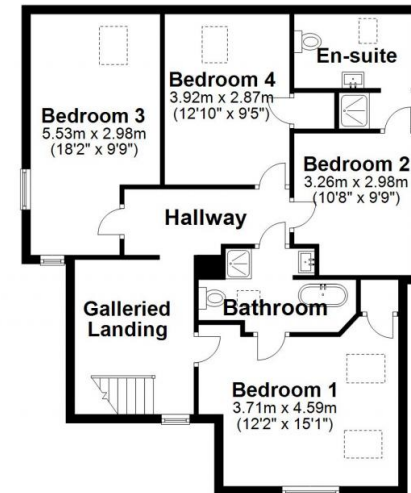
Offices in **York, Pocklington and Market Weighton**

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Ground Floor
Approx. 167.4 sq. metres (1801.5 sq. feet)



First Floor
Approx. 83.5 sq. metres (898.3 sq. feet)



Total area: approx. 250.8 sq. metres (2699.8 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqM and Sqft measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
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Plan produced using PlanUp.

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