



HUDSON
MOODY

The Corner House

2 Station Road, Upper Poppleton, YO26 6PY



This beautiful family home lies on the corner of Station Road and Black Dike Lane. A gate leads into a charming cottage style courtyard and doorway into the entrance vestibule with a generous ground floor cloakroom and utility room. The main T-shaped central entrance hall providing access to the large breakfast kitchen, dining room, living room and further large reception room, perfect for entertaining. The attractive breakfast kitchen has a good range of fitted units with space for a range style gas cooker and dishwasher before passing through an archway into the light and airy breakfast area with sash window and a roof light. Beside the kitchen is an exceptional dining room with bay window, a superb full height brick fireplace housing an open fire, beams to the ceiling and glazed doors into the Victorian style timber built conservatory with further French doors out to the immaculate patio and gardens. To the rear of the house are two immaculate and spacious reception rooms both with bay windows, providing an abundance of natural light. The cosy sitting room features a further brick fireplace with stove and beams to the ceiling whilst the larger living room is light and airy with a single beam and various shelves and display areas. The impressive staircase with open timber balusters leads to a long landing giving access to a superb master suite with dressing area, en-suite shower room and separate WC. The two generous double bedrooms with fitted cupboards are served by a further shower room, whilst at the far end of the passageway is a double bedroom with en-suite bath room and walk-in wardrobe. In addition there is a useful single bedroom or study.

The immaculate landscaped south east facing gardens surround the property and a driveway leading off from Black Dike Lane gives access to two garages and parking area. Upper Poppleton is an attractive and popular village with the benefit of a village green, a good range of shops in Upper and Nether Poppleton, schools namely Poppleton Primary and The Manor C of E Academy Secondary school, pubs and services including a doctor's surgery, pharmacy and a leisure centre. In addition the village is well served with a small railway station providing trains to York, Harrogate and Leeds as well as the No. 10 bus travelling to York regularly and two Park and Rides.



- Impressive and Substantial Period House
- Two Spacious Reception Rooms
- Separate Stunning Dining Room
- Breakfast Kitchen. Utility and GF WC.
- Victorian Style Timber Conservatory
- Master Suite with Shower Room and Dressing Room
- Double Bedroom with En-Suite Bathroom and Dressing Area
- Two Further Double Bedrooms. Study/Bedroom 5. Shower Room
- Immaculate Landscaped Gardens
- Two Garages and Parking Area

Offers In The Region Of £925,000

Tenure: Freehold

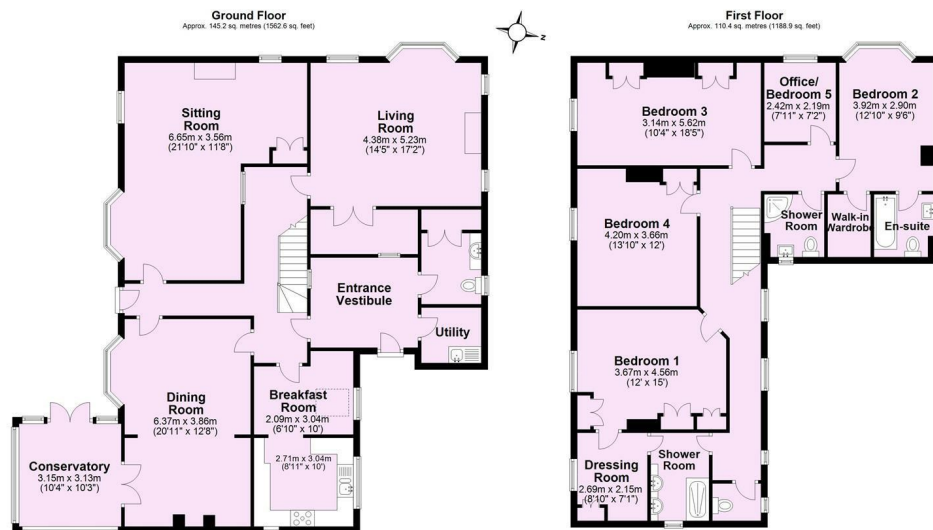
Council Tax Band: G





***A charming family home, with stunning landscaped gardens,
located in an extremely sought after location***

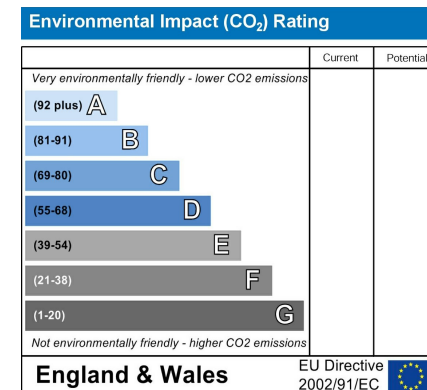
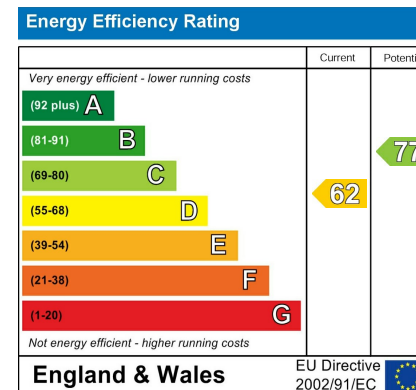




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- We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in

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