



HUDSON
MOODY

11 Grimston Park Mews, Grimston, Tadcaster LS24 9DB



A superbly presented stone built MEWS HOUSE being part of an impressive conversion of stables attached to a PERIOD COUNTRY HOUSE. The property now offers superb modern living accommodation that blends seamlessly with CHARMING PERIOD FEATURES.

To the side of the property is an integral single garage beside which steps lead up to the front door and into an entrance vestibule before leading into the most impressive kitchen with dining area. The kitchen offers a superb range of modern fitted units incorporating a double oven ESSE range cooker, Belfast sink and further integral appliances. Also within the kitchen is a central breakfast bar and a full height range of shelves. Two original stone built carriage archways take you into a delightful dining area with ample space for free standing furniture, timber flooring throughout and a original stone feature wall to the rear. A staircase situated to the side of the dining area leads up to the first floor landing with doors off to a large sitting room with further timber flooring, a feature fireplace and two windows overlooking the courtyard, a good sized double bedroom and a stylish house bathroom with tiled walls and superb modern suite. The staircase then continues to the second floor showcasing an impressive master bedroom with vaulted ceiling and fitted corner cupboards, a further double bedroom and a separate shower room.

The property is located in a flagged and cobbled stable courtyard forming part of the impressive conversion of a period country residence that is situated at the end of a long gated private road in open countryside just outside the market town of Tadcaster with superb road links to the A64 and motorway network.

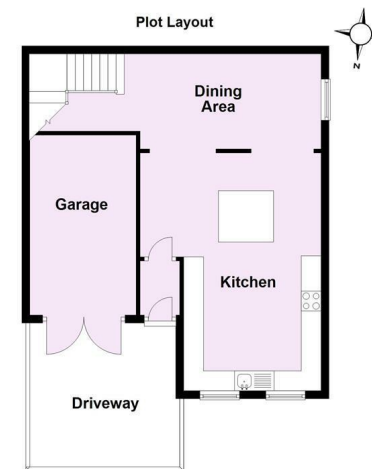
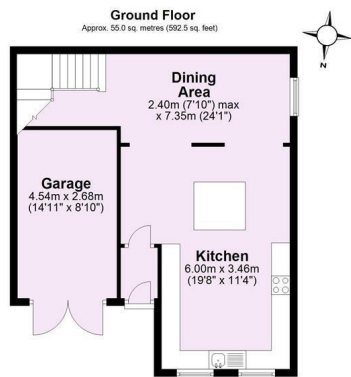


- Impressive Conversion of Period Buildings
- Open Plan Living/Dining Room
- First Floor Sitting Room
- Double Bedroom
- House Bathroom
- Spacious Master Bedroom
- Further Double Bedroom
- Separate Shower Room
- Single Garage
- Open Parkland Location

Guide Price £374,950

Tenure: Freehold





Communal Courtyard

For illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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