



HUDSON
MOODY

The Grange, 7 Main Street, Wilberfoss, York YO41 5NP



Exceptional Grade II Listed Regency home in a highly regarded village, convenient for York and the east coast.

We are delighted to offer a lovely Georgian home packed full of character; including high ceilings, original staircase and period fireplaces. The property is situated on a corner plot, constructed over 3 floors and offers well-proportioned and flexible accommodation including among others: an outstanding award nominated kitchen extension, including Aga and dining area incorporating Oak frame windows, a superb family room with vaulted ceiling (with potential for annexe conversion), ground floor fifth bedroom and contemporary bathrooms.

Outside the attractive southerly facing gardens are noticeably private and flanked by a combination of brick wall and predominantly hedged boundaries with well stocked borders within. Immediately to the rear of the property is an extensive York stone sun terrace ideal for alfresco style dining. To the side of the property is a large gravelled parking area accessed via timber gates. There is also an Impressive and highly versatile cedar clad garden room with wood burning stove plus attached gym / workshop. Feature pond.

In summary: a beautiful family home and gardens located in a popular commuter village.

Accommodation: Entrance Hall -- Dining Room -- Extended Kitchen Breakfast Room -- Rear Lobby -- Utility -- Scullery with Pantry off -- Living Room -- Shower Room/Cloaks -- Family Room with Vaulted Ceiling -- 5th Bedroom/Treatment Room. 1st Floor: Split staircase with 3 Double Bedrooms including Jack & Jill Bathroom + Separate Shower Room. 2nd Floor: Games Room + 4th Bedroom.

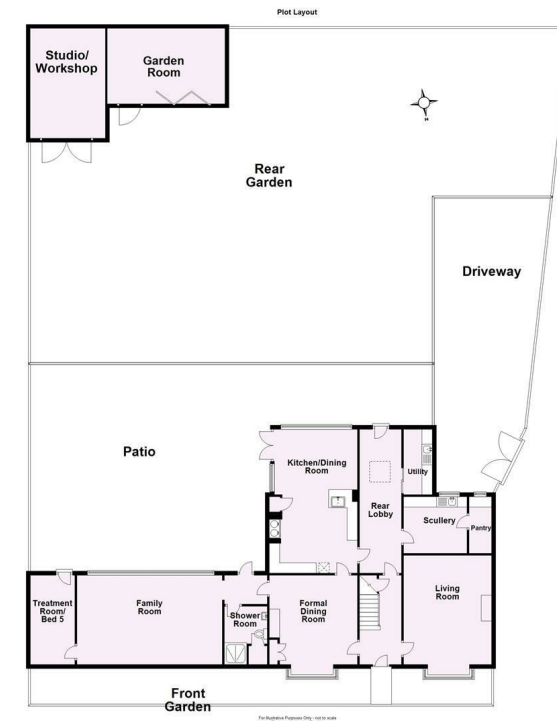


- 5 Bedroom Detached Character Home
- Award Nominated Kitchen Extension
- Oil Fired Aga
- Period Features
- Luxurious Bathroom / En-Suites
- Lovely South Facing Gardens. Sun Terrace
- Cedar Clad Garden Room + Gym
- Outstanding Primary School
- Call Hudson Moody to View

Guide Price £950,000

Tenure: Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

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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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