



HUDSON
MOODY

The Cornmill and Granary Chauncy Close, Full Sutton, York YO41 1FX

A converted former cornmill and granary with attractive gardens offering the opportunity to modernise. Conveniently offered with no onward chain.

An attractive 'L' shaped conversion dating back to the early 1980's that would have originally used as a cornmill and granary. The property has an array of character features including inglenook fireplace, beamed ceilings and open brick recesses. The accommodation is arranged over two floors accessed via an entrance hall leading to a kitchen breakfast room with rear access and ground floor bathroom. There is a delightful spacious living dining room housing a feature inglenook with separate doors to a front porch and large family room (currently set up as a games room) enjoying garden views with versatile fourth bedroom/ office beyond.

On the first floor there are three bedrooms; one double and two singles plus shower room. All enjoy high ceilings.

Outside: a tarmacadam drive sweeps around to the side and rear of the property; splitting the rear patio and gardens; providing ample off road parking provision. The extensive sun patio (southeasterly facing) lies immediately to the rear of the property which encompasses raised bricked encased flower beds. The main garden is predominantly laid to lawn which incorporates a wide variety of trees and plants, plus an abundance of flower beds. There is an additional patio located to the far corner of the garden. Feature pond. Garden store.

In Summary: a versatile property likely to appeal a wide variety of buyers.

- 3/4 Bed Converted Cornmill & Granary
- Full of Character
- Opportunity to Modernise
- Attractive Gardens + Sun Patio
- Large Reception Rooms
- Off Road Parking
- EPC: E
- No Onward Chain
- Call Hudson Moody to View

Guide Price £375,000

Tenure: Freehold



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		45	
(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			
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