



HUDSON
MOODY

Saxe Dane Lodge Main Street, Nether Poppleton, York YO26 6HS



*** WATCH OUR ONLINE VIDEO TOUR *** An impressive and beautifully presented MID-19th CENTURY HOUSE with a large CONTEMPORARY EXTENSION, set in approximately 1/2 an acre of mature gardens, overlooking the River Ouse and enjoying fishing and mooring rights.

This exceptional property offers a sympathetic blend of period and modern features enhanced by the addition of a spacious contemporary extension.

The reception hall boasts an attractive mosaic tiled floor and original wall cupboard together with a staircase leading to the first floor. Off the hallway lies a snug with original fireplace and sash window, a good sized study (or ground floor bedroom), a large utility area with an enclosed second staircase and rear porch. To the rear of the extension lies a useful boot room, ground floor WC, shower room and a storage area.

The impressive open plan living area with full height glazing gives panoramic views over the mature gardens leading down to the River Ouse, whilst patio doors to the side open onto a delightful patio area. The modern kitchen is integral to the living area with a superb range of white fronted cupboards and drawers together with top of the range appliances including a range style cooker with gas hob and extractor fan. To the end of the central range of units is a bespoke breakfast bar whilst an archway leads to a more formal dining room.

The first floor offers a magnificent sitting room with full height glazing into the apex roof giving panoramic views over the river. The master bedroom suite lies off the sitting room and offers a dressing area with en-suite shower room. Returning to the original part of the house, the attractive house bathroom features a freestanding slipper bath and original fireplace. Doors from the landing lead to three further double bedrooms, one with en-suite shower room, a smaller room and an enclosed staircase leading to the generous, second floor, attic room. All contemporary ground floor and first floor areas have the additional benefit of underfloor heating.

To the front of the house is a formal garden with box hedging, adjacent to which wrought iron gates lead to a single garage and workshop. To the rear is a delightful mature garden with raised seating area including a thatched timber shelter giving magnificent views over the river with the added bonus of having private mooring and fishing rights.

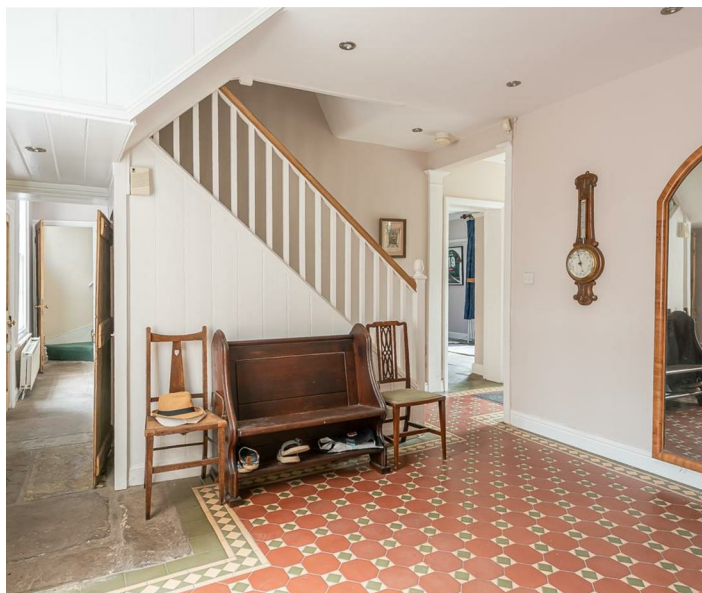
The house is situated within the sought after village of Poppleton which benefits from an excellent range of shops, village school and railway station yet lies within easy access of the City of York and York's outer ring road.

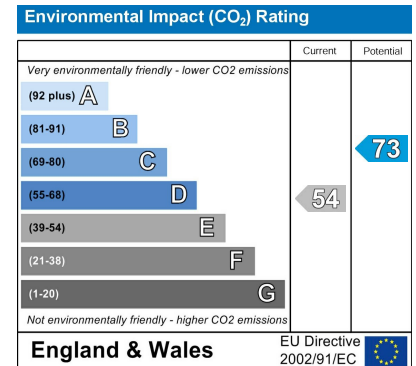
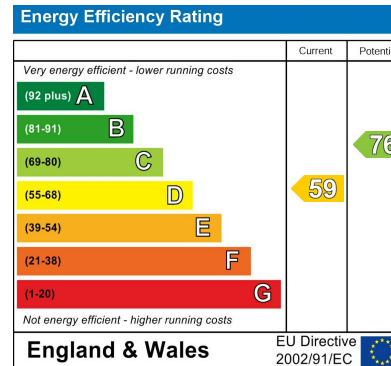
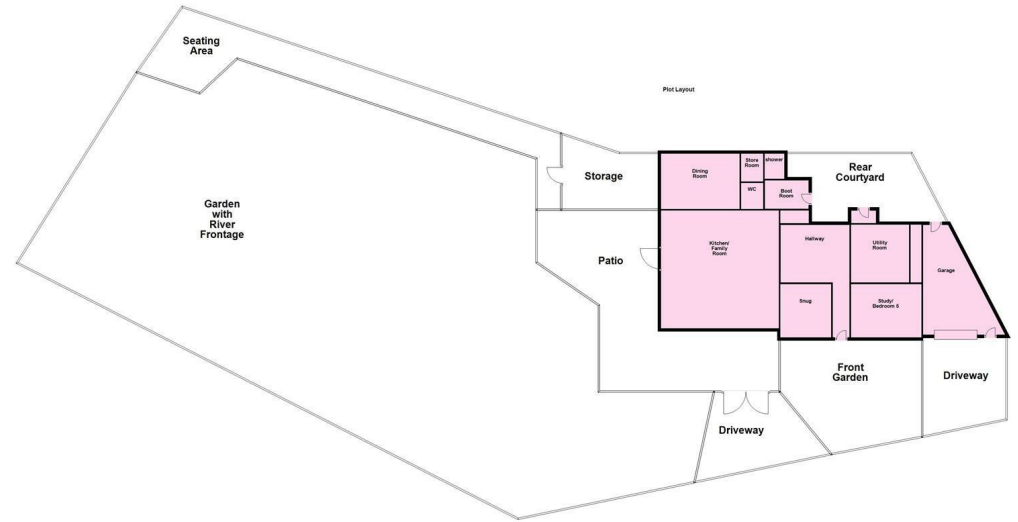
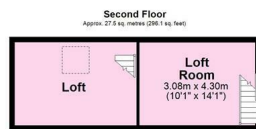
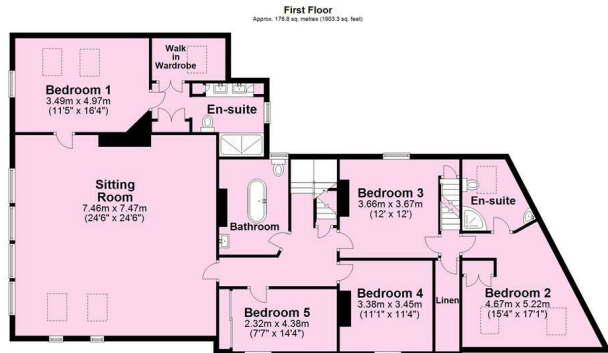
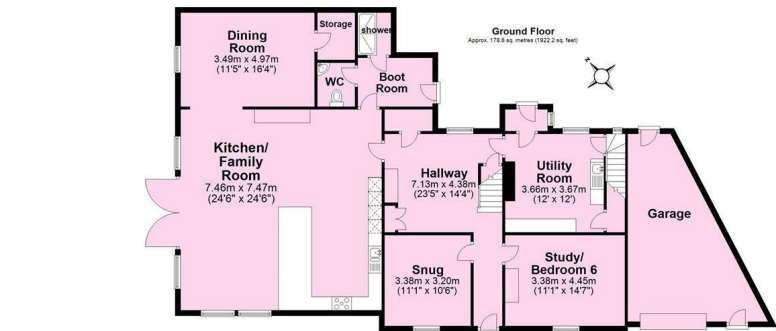


- Superb Detached Period House
- Delightful Period Features
- Stunning Contemporary Extension
- Spacious Kitchen/Family Room
- First Floor Sitting Room
- Beautiful Master Suite
- Guest Suite
- 3/4 Further Bedrooms and Attic Room
- Fantastic Gardens with River Views
- Popular Village Location

Guide Price £1,250,000

Tenure: Freehold





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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.
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