



HUDSON  
MOODY

Field View Hull Road, Wilberfoss, York YO41 5NT





An impressive LIFESTYLE property enjoying countryside views, set in approx 1.63 acres complimented by paddock, garaging and stable block.

Field View is a highly attractive and substantial extended property sitting within 1.63 acres of gardens and grounds, perfectly positioned for access to both, York, Pocklington & east coast via the A1079. The accommodation is spacious and well- appointed including distinctive Limestone tiled flooring to the majority of ground floor accommodation.

Accommodation: Oak Framed Entrance Porch -- Reception Hallway -- Shower Room -- Extra Large Living Room + Feature Fireplace -- Farmhouse Style Kitchen Diner including Open Fireplace -- Boot Room -- Utility -- Bedroom -- Inner Hall -- Family Room/4th Bedroom.

1st Floor: 2 double bedrooms -- walk in wardrobe. The master bedroom includes roll top bath, plus feature timber decked balcony, storage and en-suite shower room.

Outside: Approached via a gated driveway that opens into a large gravelled parking and turning area. To one side is the impressive three bay oak framed garage (2 open bays & 1 storage shed), designed to blend in within the main house with side steps up to a first floor office. Continuing past the garaging is a triple stable block and hen hutch with paddock and woodland strip beyond. The property enjoys an attractive wrap around garden; the front encompasses a pond and variety of fruit trees. To the side is a wild flower growing area with timber arbor over, plus large adjacent greenhouse. Immediately to the rear is an extensive paved patio with southwesterly facing lawned garden beyond enclosed by Laurel hedging.

In Summary: an ideal property for buyers seeking greater outdoor space and with potential to also suit a multi-generational household.





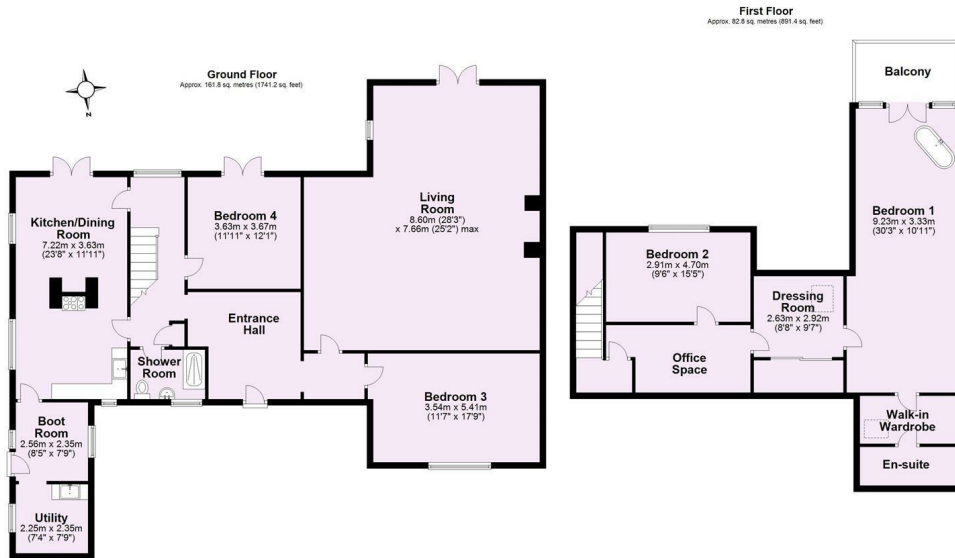
- Superb Lifestyle Property
- Approx 1.63 Acre Size Plot
- Triple Garage with Office Over
- Stable Block x3
- Main Bedroom Suite + Balcony with Countryside Views
- Extra Large Living Room
- Kitchen Diner + Fireplace. Boot Room + Utility
- EPC: E
- Call Hudson Moody to View

**Guide Price £750,000**

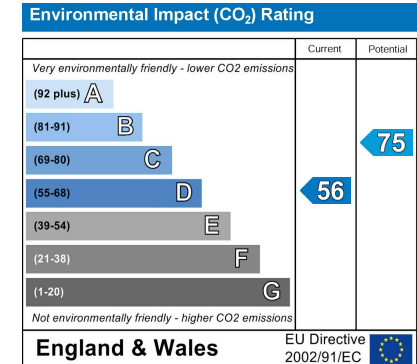
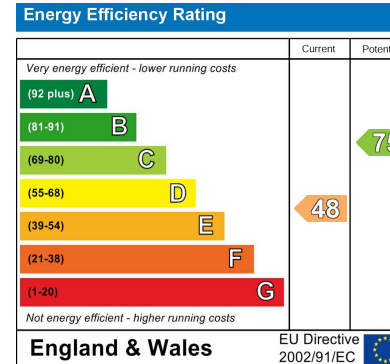
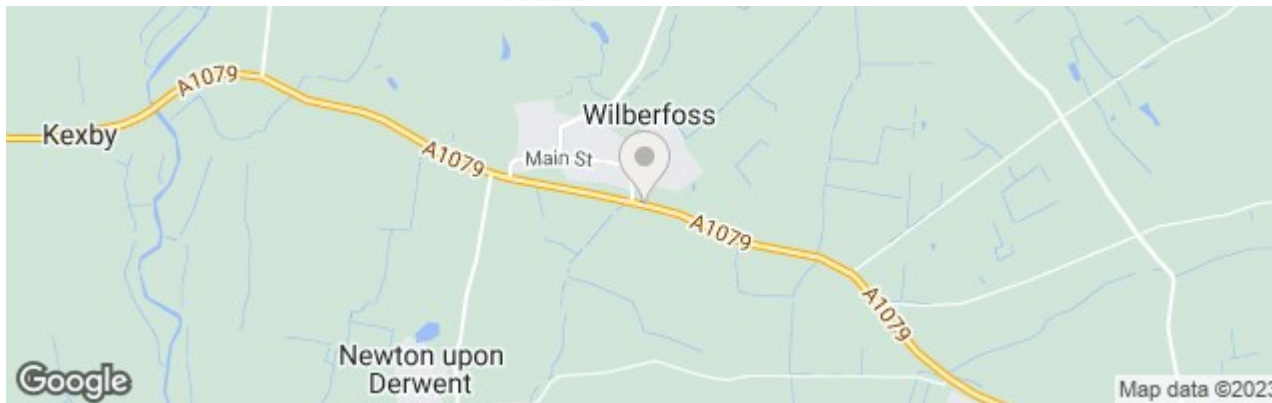
Tenure: Freehold







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Plan produced using PlanUp



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