



HAGWOOD LODGE, HAGWOOD WALK, WHELDRAKE
£895,000

Carter Jonas

HAGGWOOD LODGE, WHELDRAKE, YO19 6NG

Haggwood Lodge is a unique, extended barn conversion of exceptional quality offering stylish living accommodation whilst still retaining period features.

The recently redecorated accommodation is spacious and briefly comprises of an open plan breakfast kitchen with a polished concrete island, separate living room with dual aspect windows and a useful alcove area which can be used as a study, a utility room, four bedrooms and three bathrooms.

The property is set in approximately 0.9 acres of pretty, mature gardens which are bordered by the natural boundary of Hagg Wood to the rear and open views to the side. The gardens offer a range of mature shrubs, a small orchard and numerous vegetable planting areas.

There are several areas ideal for al fresco dining which include a wraparound deck and a paved patio. Parking for multiple cars is provided on the driveway.

The popular village of Wheldrake offers excellent local amenities including a post office, shop, public house, primary school and nearby golf course with good access to the A19 giving easy access to York's outer ring road, the A64 and the M62 motorway beyond. It is also within catchment for the excellent Fulford School

- **STUNNING BARN CONVERSION**
- **OPEN PLAN ACCOMMODATION**
- **EXPOSED BEAMS**
- **STYLISH REFURBISHMENT**
- **PRETTY MATURE GARDENS**
- **FREEHOLD**
- **BRIGHT AND SPACIOUS**

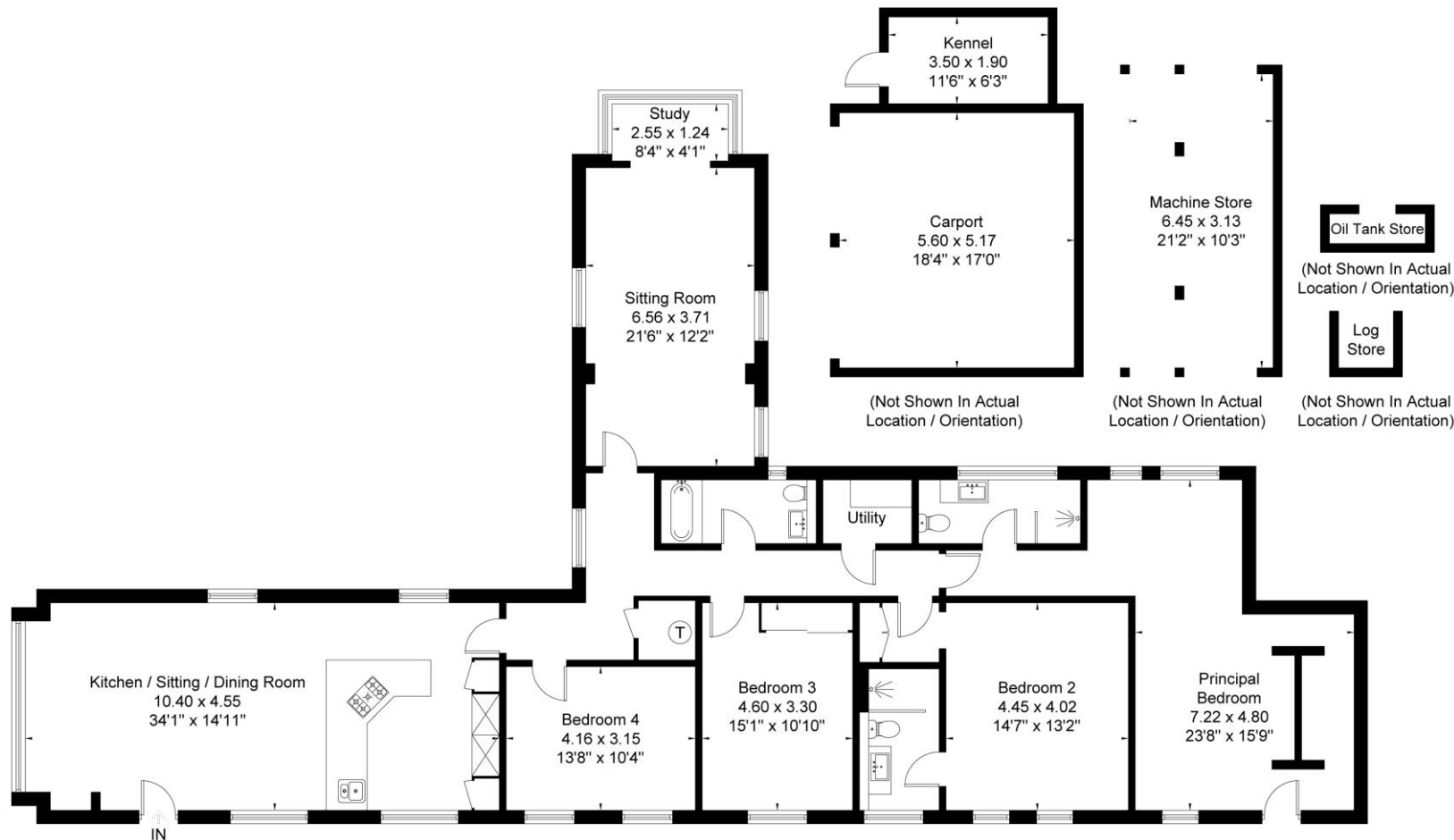
A SIMPLY STUNNING 4 BEDROOM BARN CONVERSION WITH PRETTY GARDEN LOCATED IN THE POPULAR VILLAGE OF WHELDRAKE.







Haggwood Walk, YO19
Approximate Area = 2147 sq ft / 199.5 sq m
(Excluding Outbuildings)



Surveyed and drawn in accordance with the International Property Measurement Standards
fourwalls-group.com 304449

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(29-54) E	55	64
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data