



CHURCH FARM, CHURCH STREET, WHIXLEY, YO26 8AR

Harrogate - 11 miles

York - 12 miles

A1(M) - 1½ miles

Church Farm has over recent years undergone an extensive programme of extension and refurbishment successfully combining a wealth of character features with a very high standard of modern appointment throughout. The property also benefits from a small range of outbuildings and beautiful gardens including a fabulous outside entertaining area.

Whixley itself is surrounded by open countryside and yet within 2 miles of the A1 motorway providing excellent access to principal Yorkshire centres. It is also virtually mid-way between Harrogate and York with the benefit of Cattel railway station on the doorstep providing ready access to both.

The accommodation extends to some 2,400 square feet and briefly comprises an oak framed entrance porch opening into a lovely reception hallway with turned staircase, built in store cupboard and guest cloakroom with WC. The formal sitting room has a multi fuel stove in a brick fireplace and exposed ceiling beam. An outstanding feature of the property is the stunning open plan family living/dining kitchen with rustic brick two way fireplace with wood burner dividing the living space from the dining area and kitchen with a comprehensive range of bespoke units, integrated appliances, marble preparation surfaces and matching island/breakfast bar. There is travertine flooring and two sets of folding glazed doors opening fully onto the extensive stone paved terrace and covered seating area. Across the hallway is a fitted utility/boot room.

At first floor level there is a delightful principal bedroom with feature full height chimney breast, exposed beams, built in wardrobes with a concealed access into a luxury en suite shower room with travertine tiling, bedroom two also

A BEAUTIFULLY PRESENTED AND SYMPATHETICALLY EXTENDED DETACHED PERIOD FARMHOUSE, SET IN LOVELY FORMAL GARDENS OF APPROXIMATELY ½ AN ACRE ON THE FRINGE OF THE SOUGHT AFTER NORTH YORKSHIRE VILLAGE OF WHIXLEY.



has an en suite shower room and there are then two additional double bedrooms, a fifth bedroom/home office and a luxury house bathroom with shower and travertine tiling.

Outside, vehicular access is down the side of the property which opens into an extensive private gravelled parking area for several vehicles adjacent to which is a large garden store/workshop, gardener's WC and further store. The gardens are principally lawned, private and enclosed providing a secure environment for your children. This is complemented by an excellent outside entertaining area comprising a split level patio and terrace with barbeque.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

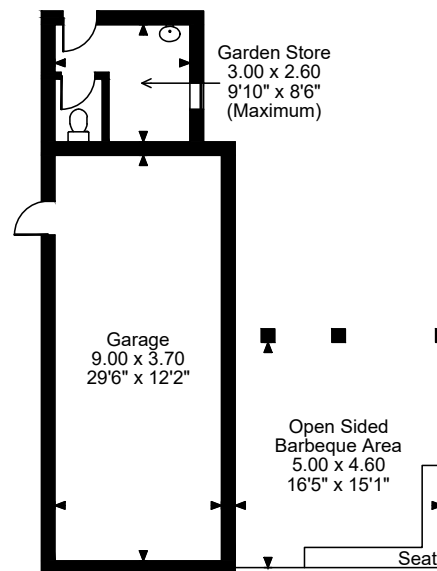
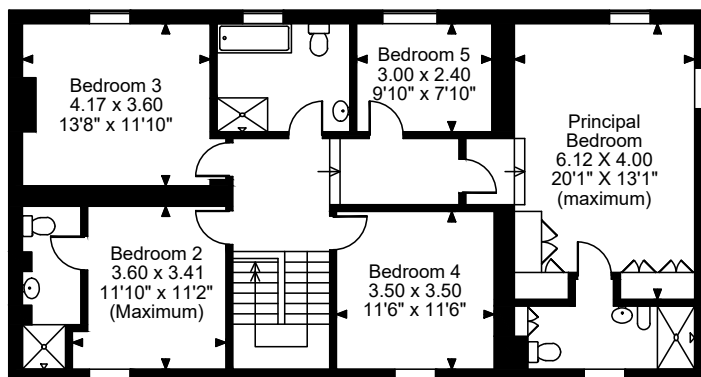
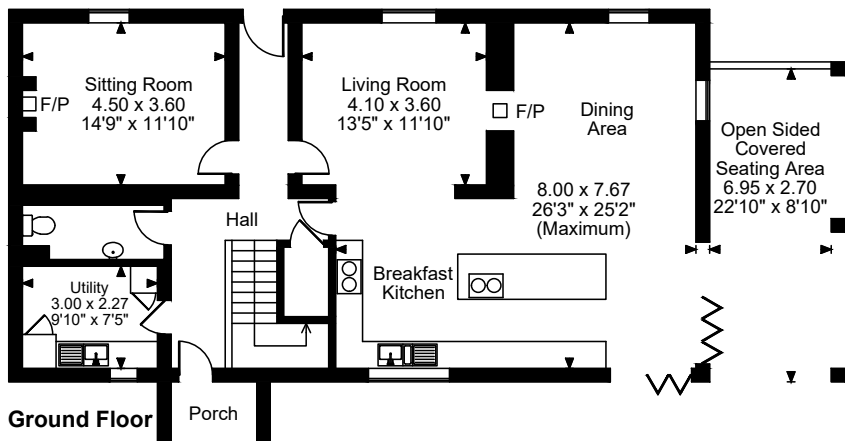
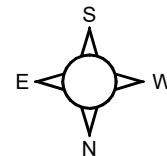
Viewing: By appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - YO26 8AR: Travelling east from the A1(M) on the A59 towards York, after approximately 1½ miles turn left at the crossroads signposted Whixley. Continue for approximately ¼ mile into Whixley and turn left at the crossroads. Follow the High Street to the centre of the village and take the second turning on the left into Church Street and the lane leading up to the property is then the second turning on the right. Church farm is about 200 yards on the left.





Church Farm, Church Street, Whixley
Approximate Gross Internal Area
Main House = 2,427 sq ft / 226 sq m
Open Sided Area external area = 450 sq ft / 42 sq m
Garden Room = 84 sq ft / 8 sq m
Garage = 358 sq ft / 33 sq m
Total = 2,869 sq ft / 267 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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