

# HUNTERS®

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40 The Village, Wigginton, York, YO32 2PJ

Guide Price £895,000

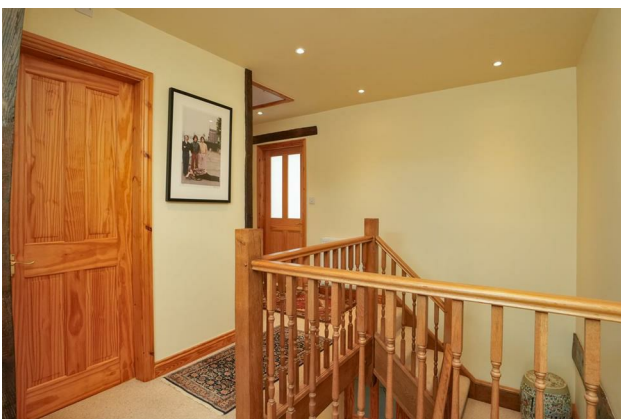
Property Images



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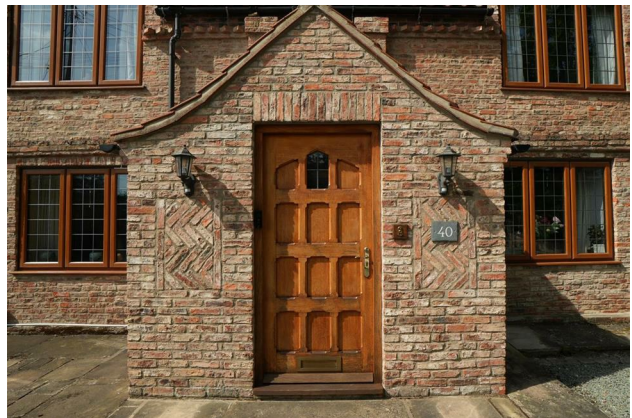
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**• \*\*\* FULLY RENOVATED PERIOD HOUSE \*\*\* NO CHAIN \*\*\* • EXTENDED TO PROVIDE OVER 2500 SQFT • ORIGINAL PROPERTY DATES FROM 17TH CENTURY • 5 DOUBLE BED HOUSE WITH 4 BATHROOMS • MULTI GENERATIONAL GROUND FLOOR LIVING OPTION • FEATURE KITCHEN DINER WITH EXPOSED VILLAGE WELL • STUNNING INGLENOK FIREPLACE • CENTRAL VILLAGE LOCATION • PLENTY OF OFF STREET PARKING • EPC RATING C - COUNCIL TAX BAND F**

Oakwell - probably the oldest surviving property in Wigginton a charming village 4 miles to the north of York we offer to the market this impressively restored and extended family home. With parts of the building believed to date back to the times of Cromwell around 1650 and located in the heart of the village next to the popular village pub, this property is extremely handy for the amenities of the village and neighbouring Haxby. The current owners have owned the property for over 20 years and during that time have completely renovated, extended and lovingly restored original features of the house that make it truly unique and charming, whilst also having good levels of insulation throughout helps it achieve an impressive energy efficiency rating. Now providing over 2500 sqft of accommodation the house has the benefit of 5 double bedrooms and 4 bathrooms as well as a stunning kitchen with exposed and enclosed village well which is absolutely extraordinary. In addition there are 2 delightful reception rooms both with feature fireplaces and the exposed chimney breast running through the first floor. It is time now for the vendors to sell the property and let the next owners enjoy its charm. Call to arrange your appointment.

#### Location

Wigginton is a village 4 miles to the north of York and enjoys plenty of local amenities including village Pub, Shop, Church, village Sports Centre for Squash, Tennis, Football, Bowls and Petanque. In addition the village adjoins Haxby which has a thriving high street with 2 mid sized Supermarkets, variety of Shops and independent local businesses and further amenities which include Doctors, Dentists, Pharmacies, Schools, Churches, and bus routes to take you into the centre of York. Wigginton is a popular village for families, young and old, as well as bordering countryside for easy access to villages and towns beyond.

#### Property Description

Oakwell is a truly unique and stunning property with surprises on every turn. On entering the front door of the property you are welcomed into a vaulted porch area with a feature period staircase to the original first floor landing. From the porch you have access to the 2 main reception rooms comprising a sitting room with exposed timber beams and mahogany flooring with a brick fireplace which has a coal effect gas stove inset. In addition to the living room which enjoys a feature Inglenook fireplace with log burner stove, there are windows to 3 aspects making it light and airy with French doors to the rear garden area. Both reception rooms give access to the stunning extended Hallway with Oak staircase leading to the first floor as well as access to the Kitchen Diner to the rear of the property.

The Kitchen enjoys oak fronted fitted units with complementary work surfaces and a large freestanding range cooker and space for an American style fridge freezer. There are windows to 3 sides and again French doors to the garden but the main feature is the exposed village cobblestone well which has been dug out and had lighting installed and sealed in with toughened glass making it a wonderful glimpse back in time.

The ground floor also has the benefit of connecting from the hallway to a rear hallway which could double up as a Kitchenette and currently used as a Utility area with a lobby that has independent access from the garden and comprises a further reception room which could be used as a double bedroom annexe as it attaches to a shower room ensuite with wc and Jack and Jill access. This was designed for an older relative to live with them but could easily be used by a young adult for their own independence.

The upstairs accommodation is stunning with 3 double bedrooms to the front and the exposed main house brick chimney breast, 1 of the bedrooms has an ensuite bathroom, and a further spacious principal bedroom with another bathroom ensuite. On the landing is the family shower room and there is access to two large boarded out loft areas which add to the plentiful storage options throughout the house.

Outside the property has been lovingly landscaped to the front providing plenty of off street parking and a large feature wall surrounds the front. The rear garden has a paved patio and raised lawn area with a timber shed and fencing to the rear.

#### Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- Ultrafast Broadband (Full Fibre)
- Council Tax Band: F
- EPC Rating: C

#### Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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