



Lilac House

Station Road, Wistow
YO8 3UZ

Offers in Excess of
£540,000
4 Bed Detached House



- STUNNING DETACHED COTTAGE WITH A WEALTH OF FEATURES
- EXTENDED SEVERAL TIMES WITH ORIGINAL PARTS DATING BACK OVER 200 YEARS
- 4 BEDROOMS, MASTER WITH EN-SUITE SHOWER
- 4 RECEPTIONS
- KITCHEN AND SEPARATE UTILITY
- IMPRESSIVE SUN LOUNGE
- OIL HEATING AND DOUBLE GLAZING
- REAR GARDEN WITH VIEWS OVER ADJOINING FIELDS
- LARGER THAN AVERAGE GARDEN
- FLEXIBLE ACCOMMODATION



Welcome to this stunning detached cottage in the picturesque village of Wistow, Selby. This property boasts a rich history, with original parts dating back over 200 years giving it a unique character. As you step inside, you are greeted by four reception rooms and a spacious kitchen, offering plenty of space for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample room for everyone to enjoy their own space. One of the highlights of this property is the impressive sun lounge that overlooks the well-maintained garden, providing the perfect spot to unwind and enjoy the open views to the rear of the property. Throughout the house, you will find a wealth of features that add to its charm and character, making it a truly special place to call home.

Front entrance door leading into:-

Entrance Hall

With stairs off to a half landing and then to the first floor. Built in understairs cupboard and a radiator. Beam to the ceiling.

Living Room

3.93m x 4.30m (12'11" x 14'1")

Having a fireplace housing a multi fuel burner. Beam to the ceiling and recessed shelving. With a window to the front elevation and a radiator.

Sitting Room / Bedroom 4

4.35m x 4.30m (14'3" x 14'1")

Having a built in storage cupboard. Windows to the front and side elevations and a radiator. Door into:-

Dining Room

4.24m x 3.94m (13'11" x 12'11")

Having a fireplace housing a multi fuel burner. Built in storage cupboard. With windows to the rear and side elevations and a radiator. Door into:-

Kitchen

4.40m x 2.05m (14'5" x 6'9")

A bright and spacious living area with an extensive range of modern cream fronted units which includes a large island unit incorporating a breakfast bar and electric hob. Complimentary work surfaces and a one and a half bowl stainless steel sink unit with mixer tap over. Integrated double electric oven,



integrated fridge/freezer and dishwasher. Three windows to the rear elevation along with two skylights. Cupboard housing the oil fired boiler. Door to the rear and a door into:-

Pantry
Providing additional storage and shelving space.

Utility
1.94m x 2.97m (6'4" x 9'9")
Having a sink unit incorporating a stainless steel sink and matching wall units. Plumbing for a washing machine and space for a dryer. Door to the rear, door to office and a personal door into the garage.

Door into:-
Cloakroom
Having a white suite comprising wc and wash hand basin. With a window to the rear elevation.

Office
3.37m x 2.97m (11'1" x 9'9")
Having a window to the rear elevation and a radiator.

Door into:-





Sun Lounge

6.76m x 3.56m (22'2" x 11'8")

A stunning addition to the property with a fully glazed gable with views over the garden and beyond. Two further windows, one of which has stained glass effect panes. Large doors opening into the rear garden.

Landing

With doors off and a window to the front elevation.

Bedroom 1

4.75m x 4.30m (15'7" x 14'1")

Having a wall of built in wardrobes, some with mirrored fronts. With a window to the front elevation and a radiator.

En-suite Shower

Being fully tiled and having a walk in shower, wash hand basin and wc.

Bedroom 2

4.28m x 3.94m (14'1" x 12'11")

With windows to the rear and side elevations and a radiator.

Bedroom 3

4.30m x 3.74m (14'1" x 12'3")

Having an open cast iron fireplace and built in storage cupboard. With a window to the front elevation and a radiator.

Bathroom

2.62m x 2.32m (8'7" x 7'7")

Being fully tiled and having a white suite comprising 'p' shaped bath with mixer shower over, wash hand basin

and wc. Chrome effect ladder style tower rail/radiator. With a window to the side elevation.

Garage

7.01m x 4.62m (22'11" x 15'1")

Double garage with two up and over doors. Loft ladder to additional eaves storage.

Outside

The property has larger than average gardens as the current vendors purchased an additional piece of land which is currently used as an allotment. To the front are two lawned areas with mature shrubs and trees. A blocked paved drive to the front follows through as a path into the rear garden. This is also well established with a brick built potting/storage shed and three greenhouses.

Utilities

Mains Electric

Oil fired heating

Mains water (metered)

Mains Sewerage

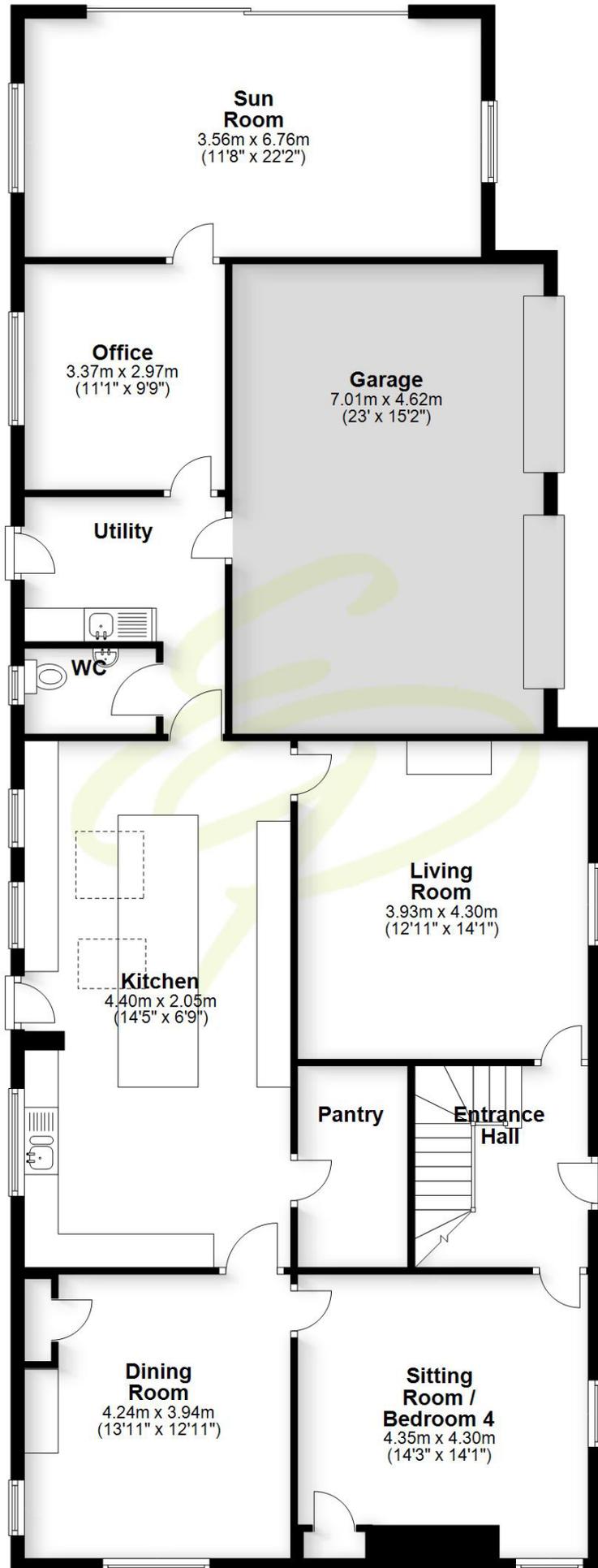
Broadband FTTP (Ultrafast)

Mobile 4G



Ground Floor

Approx. 158.6 sq. metres (1707.4 sq. feet)



Total area: approx. 237.1 sq. metres

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. If you require a more detailed survey, please contact us and we will be pleased to check the information for you. Plan produced by [unreadable]

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	70
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

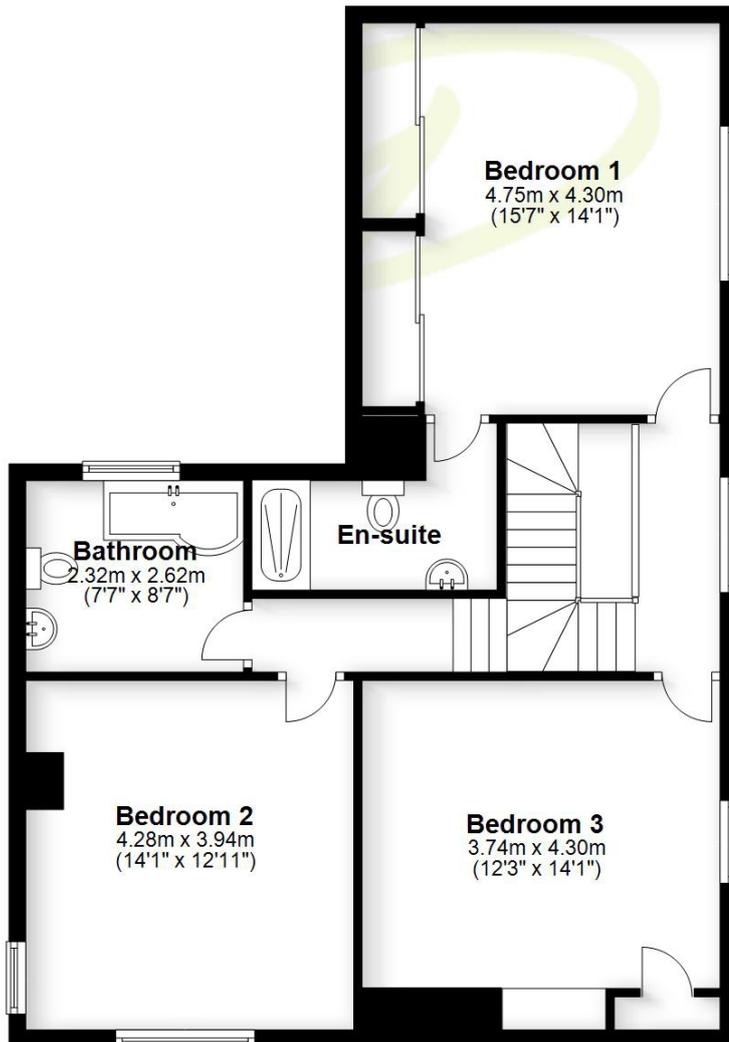
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First Floor

Approx. 78.5 sq. metres (845.1 sq. feet)



sq. metres (2552.5 sq. feet)

error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, information. Do so particularly if travelling some distance. using PlanUp.