



The Dovecote, Chapel Street, Hillam, North Yorkshire, LS25 5HP

This outstanding four / five bedroom Grade II listed period village home (over 3,300 sqft), with extensive outbuildings and enclosed landscaped grounds (over 0.25 acres) , has been sympathetically renovated and upgraded to create a spacious and versatile family dwelling with exceptional road links for the busy commuter.

28 Market Place, Wetherby, LS22 6NE

Tel: 01937 586177

Email: wetherby@dacres.co.uk

dacres.co.uk   



The Dovecote, Chapel Street, Hillam, North Yorkshire, LS25 5HP

Guide Price: £1,150,000

General Remarks

Boasting early 19th Century origins and cleverly created from the former coach houses and stables of Hillam Hall, this unique link detached period home reveals a tasteful blend of period features and modern creature comforts, supported by extensive outbuildings with valuable home business space.

With handsome stone elevations under a replaced stone roof the accommodation, with gas fired heating, is approached via a welcoming reception hall with a bespoke staircase and guest cloakroom.

The 25ft sitting room is a perfect place for relaxing and entertaining with the additional comfort of a separate snug / family room - an ideal retreat on a winter evening.

An impressive and comprehensively appointed family kitchen opens into a formal dining room - perfect for special occasions. There is also a useful utility room.

Arranged over two floors the principal bedroom suite incorporates the eponymous Dovecote with a large double bedroom and dressing room boasting an en-suite of commensurate size and finally a staircase to the Dovecote itself which could provide additional bedroom or private study / home gymnasium space.

Three further true double bedrooms are served by a stylish house bathroom and the house provides private living zones for all family age groups.



This impressive and unique footprint is complemented by an equally versatile range of single story outbuildings (over 900 sqft) on the opposite side of a gated courtyard to the main residence.

A 23ft home office with its own bathroom adjoins a well-equipped workshop on one side and a secure storeroom on the other. This suite of rooms could easily be adapted to create dependant relative or guest accommodation. Finally a substantial open-fronted stone built carport will accommodate three vehicles.

Gated and private garden areas are equally well-presented comprising walled lawns, a central courtyard and ornamental seating areas forming safe play areas for children and pets – in all just over 0.25 acres.

This is a quiet yet convenient village setting within the Conservation Area perfect for the busy family seeking ease of access to Leeds, York and further afield. There is a strong community spirit with a popular hostelry, local sports ground and a highly regarded primary school in the neighbouring village of Monk Fryston.







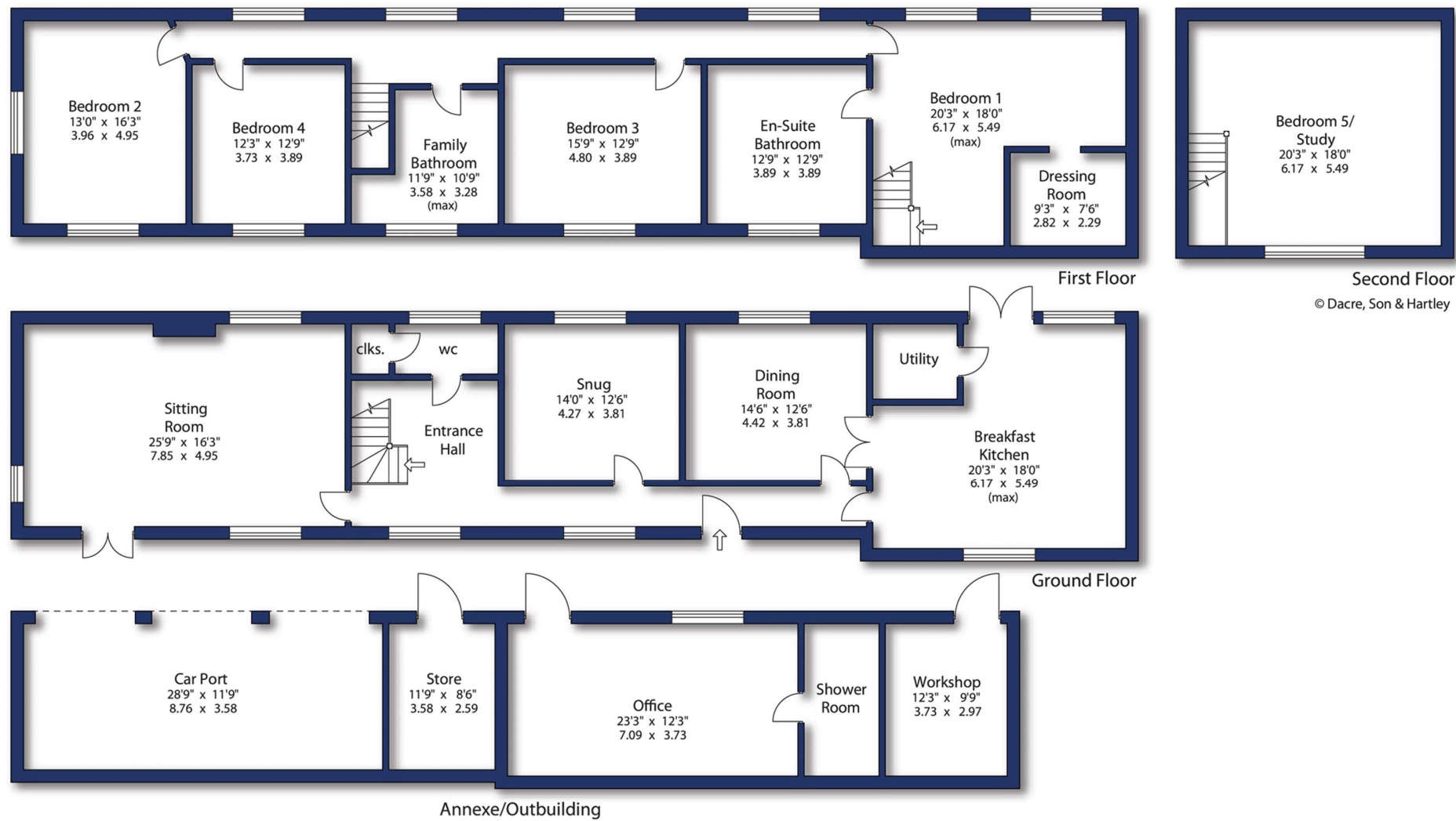








Floorplans





Directions

From the A162 proceed into Hillam on Betteras Hill Road. Bear right onto Hillam Lane and second left into Hillam Hall Lane. Continue to the end of the road and through the gates where the property will be found immediately to the front.

What3Words emotional.fortified.ambient

Local Authority & Council Tax Band

- Selby District Council,
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Gated courtyard parking and triple carport

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://check-for-flooding.in.gov.uk/)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WET260099

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

