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OVER 200 YEARS OF YORKSHIRE PROPERTY



# Tancred Lodge, Boroughbridge Road, Whixley, York, YO26 8BA

A beautifully appointed and characterful three bedroom former lodge house which has undergone a comprehensive scheme of improvement and extension together with ample parking, outbuildings and private garden adjoining open fields, situated within this highly regarded semi-rural location.

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# Tancred Lodge, Boroughbridge Road, Whixley, York, North Yorkshire, YO26

Knaresborough 8 miles, York 11 miles, Leeds 24 miles (all distances approximate)

**Guide Price:** £525,000

- Attractive and extended former lodge house
- Three bedrooms and two contemporary bath / shower rooms
- Attractive sitting room and superb dining kitchen
- Ample parking, garage and range of outbuildings
- Private gardens adjoining open fields





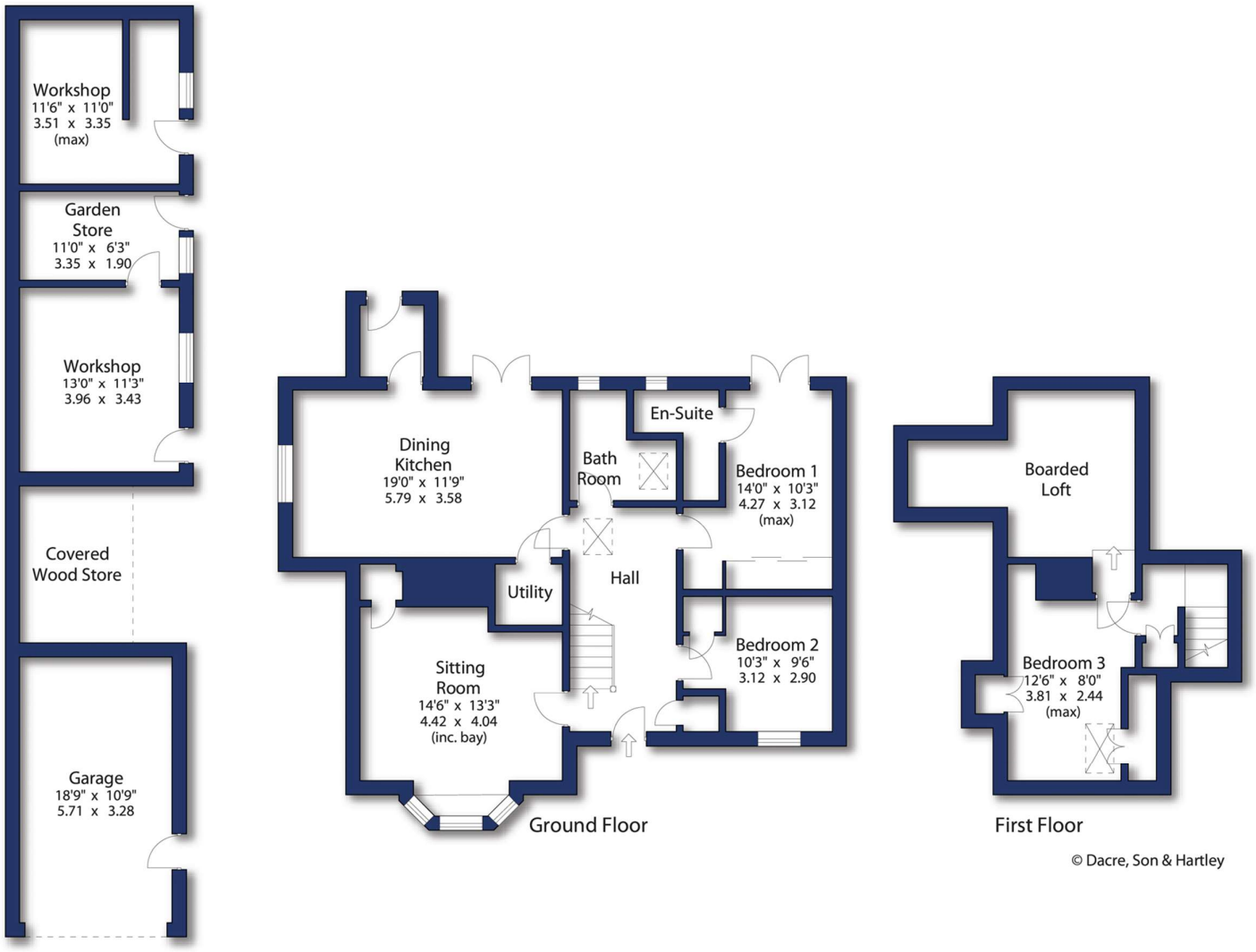


## General remarks

Tancred Lodge is a most attractive and unique detached property which was formerly the lodge to the Tancred Hall estate. The property has undergone a comprehensive scheme of improvement and extension and now reveals beautifully appointed accommodation throughout, taking advantage of the delightful views over the adjoining fields. Viewing is highly recommended, with electric heating and uPVC double glazing the property briefly comprises, impressive reception hall with vaulted ceiling and deep cloaks cupboard. There is an attractive bay fronted sitting room enjoying a delightful aspect to the front, oak flooring and built-in cupboard. The dining kitchen comprises a modern range of matching wall and base units with oak working surfaces and tile splashbacks over. French doors lead onto the private rear garden, there is also a multi-fuel burning stove and integrated appliances include an induction hob with extractor over, fridge, freezer, dishwasher, double oven and microwave. There is also a walk-in utility cupboard with space and plumbing for appliances and a separate rear entrance hall, ideal for coat and boot storage, giving access to the back garden. The principal bedroom has oak flooring, a superb vaulted ceiling and built-in wardrobe with French doors to the rear garden, and a modern fully tiled en-suite shower room. There is a second double bedroom with built-in wardrobes serviced by a house bathroom which comprises a contemporary matching white three piece suite with shower over the bath and vaulted ceiling. A contemporary staircase leads to the first floor where there is a third bedroom with eaves storage and access to a fully boarded loft with electric light installed. Outside, a slate gravelled driveway provides ample off-street parking and leads to a large detached single garage with electric car charging point and ample storage areas. Beyond there is a covered wood store, two workshops and a garden store with electric and lighting installed, which could be utilised for a variety of uses, including a home office, subject to all the usual consents. There is a small shaped lawned garden to the front and a further feature of the property are the private gardens to the rear which adjoin open fields and would be ideal for those entertaining. There is a large terrace leading onto a lawned garden with vegetable garden area and greenhouse and also a raised covered entertaining area with power.

The property is situated in this semi-rural location surrounded by open fields just a short distance from Whixley which remains one of the most popular villages in the area, with a church, village shop, playground and public house. It is ideally placed for the commuter being within easy reach of the A1(M) which offers direct access to Yorkshire's commercial centres and further afield. The nearby train station at Cattal and Kirk Hammerton provides access to York, Knaresborough, Harrogate and Leeds.

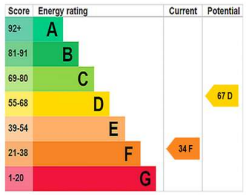
## Floorplans




Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

**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.












Contact us

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## Directions

From Knaresborough proceed along the A59 towards York. After passing over the A1 continue past the Whixley crossroads and take the next junction left signposted to Green Hammerton (B6265). Continue along for approx 1.5 miles where the property will be found on the right hand side.

What3Words likes.incurs.headers

## Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

## Tenure, Services & Parking

- Freehold
- Mains electricity and water are installed. There is no gas to the property and drainage is to a septic tank. There is also a wood/solid fuel stove.
- Driveway parking and detached single garage

## 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

## 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.