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Chestnut Lodge, Pilmoor, York, North Yorkshire, YO61 2QG

Set within approximately 2.5 acres of private woodland at Pilmoor, this three-bedroom detached property offers a rare opportunity to create a dream home surrounded by nature, wildlife and beautiful countryside views. Requiring extensive modernisation or potential redevelopment, subject to planning, this is an exciting blank canvas in a truly tranquil setting.

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Chestnut Lodge, Pilmoor, York, North Yorkshire, YO61 2QG

Guide Price: £450,000

- Three-bedroom detached property set within approximately 2.5 acres of private woodland.
- Exceptional potential to create a stunning family home in a peaceful, secluded setting.
- In need of extensive modernisation or redevelopment, offering an exciting opportunity to add value.
- Versatile existing accommodation.

General remarks

Nestled in a tranquil rural setting at Pilmoor, this distinctive three-bedroom detached property presents an exciting and increasingly rare opportunity to transform a home with enormous potential into something truly special.

Accompanied by approximately 2.5 acres of private woodland, with attractive landscape views, a pond and a wealth of wildlife, the setting is every bit as appealing as the opportunity itself.

Requiring extensive modernisation or potentially redevelopment, subject to the necessary planning permissions, the property offers a wonderful blank canvas for an imaginative purchaser.

The accommodation begins with a central entrance hall, leading to a comfortable living room, a separate dining room and a kitchen. Sliding doors from the dining room open directly onto the rear patio and garden.

A ground-floor bedroom adds flexibility to the existing layout, potentially appealing to families seeking adaptable accommodation or those considering future living arrangements.

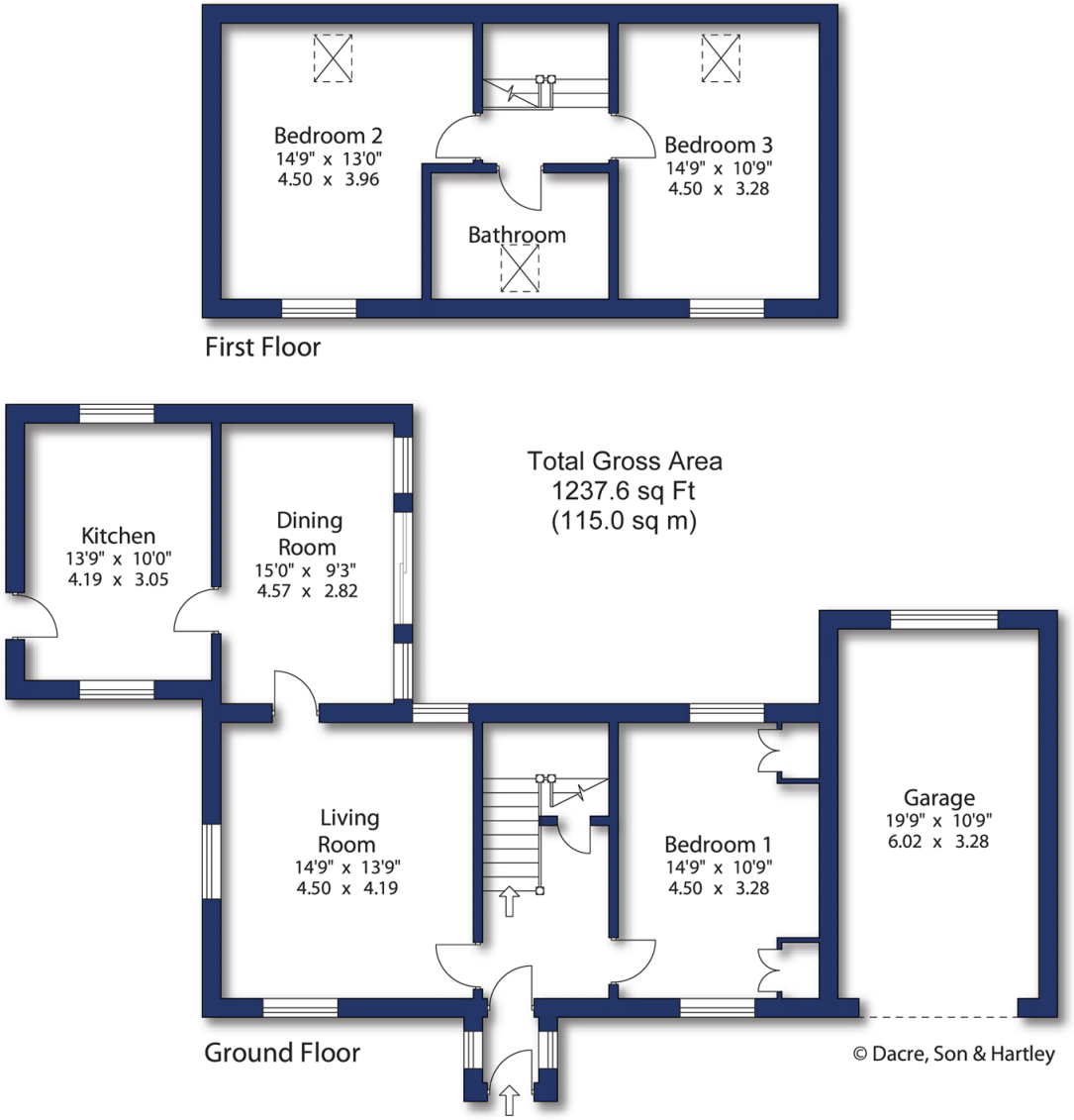
An attached garage provides useful storage and further practical potential.

To the first floor are two generously proportioned double bedrooms and the house bathroom, completing the existing three-bedroom accommodation.

Whilst the property would benefit from significant investment and improvement, its existing footprint and versatile layout provide an exciting starting point for those looking to create a home with character, individuality and a strong connection to the outdoors.

It is the extraordinary setting that truly sets this property apart. The approximately 2.5 acres of private woodland offer a rare sense of space, privacy and seclusion, creating a natural backdrop that changes beautifully with the seasons.

Floorplans



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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Mains electric and water, septic tank. Domestic heating is LPG
- Off road parking and 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.

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