

THE BLACK HOUSE



BOROUGHBRIDGE ROAD | YORK | YO26 8JU



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York City Centre 5 miles, Harrogate 16 miles, Leeds 26 miles, A1M (J47) 8 Miles (all distances approximate)

A remarkably cool architect design family home with cutting edge accommodation, design, specification. Landscaped gardens, paddock, superb views and in prime position on the edge of York

CROFT

toby@croftresidential.co.uk

01904 238222





ACCOMMODATION AND AMENITIES

Entrance hall, magnificent open plan kitchen, dining and sitting room. (circa 850 sq ft), laundry room, cloak room, bedroom suite.

Galleried landing with study area, principal bedroom suite, two further bedrooms with connecting bathroom.

Professionally designed landscaped garden with incredible planting, manicured lawns, terrace and entertaining areas, water features and all looking out over open countryside.

Private parking for a number of vehicles, double garage and machine store.





INTRODUCTION

The Black House is one 'cool' and contemporary house that has been designed and built by the current owners. The attention to detail throughout both the interior and exterior is exemplary....this house just works!

The scene to this incredible composite structure is set on arrival at the bespoke BLACK HOUSE gates. The house is complete with a Rako system, high definition tv's in all rooms as well as data points, soundproofing, underfloor heating throughout and even a BEAM Hoover system to make life as easy as possible! The owners have left no stone unturned and even the amazing light fittings and colour schemes merge comfortably in this industrial style home.

The open plan flow of the ground floor living space maximises the views out to the garden and beyond with lots of glass bouncing the light around this 850sq ft space. The stunning kitchen, dining and living area provides a perfect entertaining and relaxing space with the bonus of sliding doors to bring the outside in !! The kitchen is well thought out and has everything in it that you would expect from a high calibre property.

The large laundry/utility sits just off the kitchen and is well designed and functional. Also on this floor is a guest suite, with ensuite bathroom and walk in wardrobe.

Up the bespoke helical staircase to the first floor is an open space which is currently used as a study – with magical views over the paddock. There is a principal bedroom suite with plenty of storage and a large ensuite shower room as well as two further bedrooms and a jack and jill bathroom also on this floor. These bedrooms are light and bright with views on to open countryside.

Not to be outdone by the immaculate interior of the Black House, the garden and grounds are equally exceptional. Established lawns, planting, a pond, the use of tree heights and shrubs as well as plants and large corten steel planters full of colour, creates an oasis of calm and beauty. This area too is lit and with the terracing around the house – becomes another perfect place to relax and entertain al fresco. There are vegetable beds to the side and a useful outside shed as well as enough parking for 8 or 10 cars, garaging and paddock.

This is a stunning home and needs to be seen to be fully appreciated!







LOCATION

The Black House is approximately 5 miles from the centre of York and all it has to offer. The neighbouring village of Poppleton has a post office, health centre, dentist, community centre, 3 pubs, selection of shops and stores as well as sports facilities and recreational clubs. At the Poppleton roundabout on the A59/York Ring road is M&S and Maccy D's !!

SCHOOLING

Nursery school and several Primary schools are in the neighbouring villages of Poppleton, Kirk Hammerton and Green Hammerton. Secondary schools are approximately 2.5 miles from the property as well as private schools in York to include St Peters, Bootham School and The Mount. York Sixth Form College is approximately 6 miles away.

TRANSPORT AND COMMUTING

York railway station has main line links throughout the country. Local stations are located at Poppleton and Kirk Hammerton approximately 1.5 and 5 miles distant with connections into York, Harrogate and Leeds. Poppleton Bar Park & Ride is located 1.5 mile East on the A59

Road connections onto the A64 and A1 (M) are approximately 5 and 8 miles distant. Leeds International Airport is approximately 25 miles distant.



ADDITIONAL INFORMATION

Services

We are advised that the property has mains water and electricity. Drainage is via a private system and the central heating is via a ground source heat pump.

Local Authority

York City Council – West Offices, Station Rise, York, YO1 6GA

01904 551550

www.york.gov.uk

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

Travelling westerly from York on the A59 towards Harrogate, proceed approximately 2 miles from the outer ring road and The Black House is situated on the right hand side, accessed by long drive through automatic gates and can be identified by the Croft Residential for Sale board. (Sat Nav Y026 8JU)

Viewing

Strictly through the selling agent.

Croft Residential

Pavilion 2000

Amy Johnson Way

York

YO30 4XT

01904 238222

sarah@croftresidential.co.uk

www.croftresidential.co.uk



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

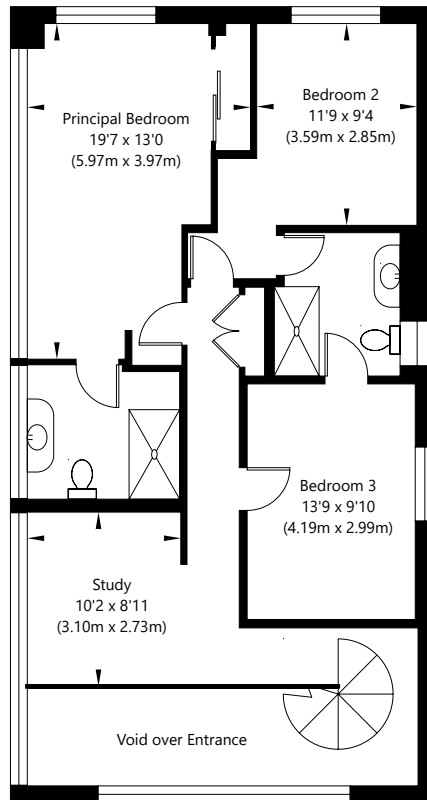
The Black House, Hessay, York, YO26 8JU

APPROXIMATE GROSS INTERNAL FLOOR AREA

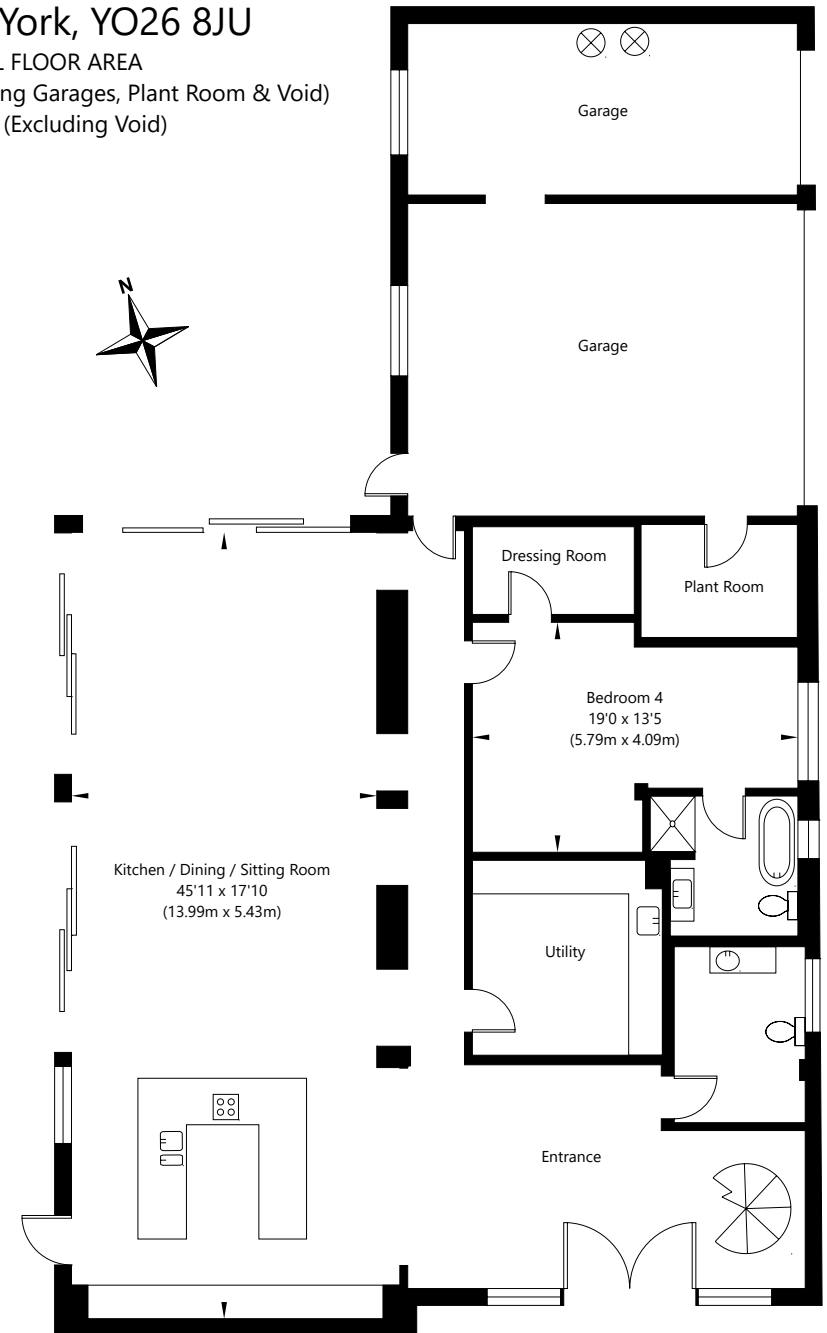
Main House - 2860 SQ FT / 265.63 SQ M - (Excluding Garages, Plant Room & Void)

Total - 3490 SQ FT / 324.17 SQ M - (Excluding Void)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 All Measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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First Floor



Ground Floor



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