

MANOR HOUSE



STATION ROAD | WOMERSLEY | NORTH YORKSHIRE | DN6 9BL



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Doncaster 14 miles, Leeds 25 miles, York 30 miles, A1 and M62 3.5 miles
(All distances are approximate)

A beautiful family home with an abundance of character, a fantastic garden and situated in the heart of the picturesque village of Womersley.

CROFT

RESIDENTIAL

TOBY@CROFTRESIDENTIAL.CO.UK

01904 238222





ACCOMMODATION AND AMENITIES

Ground Floor

Entrance room, breakfast kitchen, dining room, sitting room, snug, garden room and study. Rear entrance hall, utility room, cloakroom/w.c. and boiler/boot room.

First Floor

Master bedroom with ensuite bathroom, guest bedroom with ensuite bathroom, two further double bedrooms and house shower room.

Second Floor

Three further double bedrooms which could also be utilised as a playroom, office or additional living space.

Outside

Double electric gates, with telephone entry system, lead to a driveway allowing for ample private parking and a stone built four-car garage. Additional car parking to rear.

Amazing gardens with manicured lawns, superb courtyard perfect for al fresco dining and entertaining, a wealth of mature trees and well stocked flower beds and borders.

Workshop, out buildings, summer house with secret garden, log store, stone potting shed, outside w.c. and a large vegetable garden.



INTRODUCTION

Manor House is a wonderful family home and is a perfect example of a successfully enlarged and renovated period property that provides excellent space, accommodation and privacy. With a gross internal floor area of approximately 4300 sq.ft. the accommodation is arranged over three floors and offers a fantastic blend of old and new through exposed beams, stonework and traditional brick inglenook fireplaces, all of which are aesthetically balanced by an extensive arrangement of interior design.

The principal reception rooms are the sitting room (with garden aspects to both front and rear) and the formal dining room, however, the hub of the house is the beautifully designed breakfast kitchen with a range of bespoke units by Country Woodwork of Wetherby, granite work surfaces and range cooker. Day to day living can also be enjoyed in the snug, the entrance room and study. The large utility room offers additional storage space for everyday living.

Upstairs all the bedrooms are impressive in size and immaculately presented with attention to detail. The master bedroom has an impressive luxury bespoke bathroom with large walk-in shower and twin sinks. In addition, there is a guest bedroom with ensuite bathroom, two further double bedrooms and a house shower room.

The second floor lends itself to independent occupation (if required) with a double bedroom/sitting room with vaulted ceiling, a further double bedroom and a seventh bedroom which could also be utilised as a playroom or office.









OUTSIDE

A large driveway provides ample private parking for a number of cars as well a detached four car garage with adjoining workshop and electric doors. Additional parking can be found to the rear adjacent to the outbuildings.

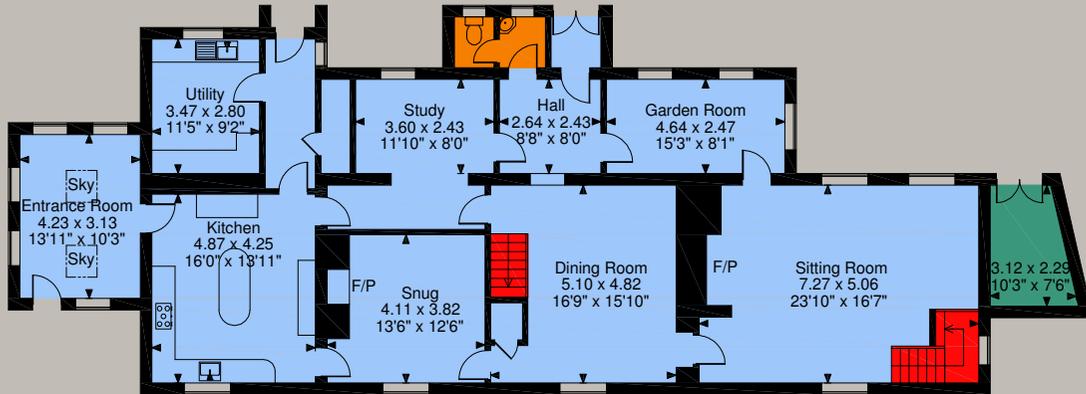
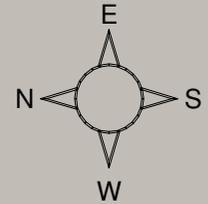
Of particular note are the gardens which comprise of a fabulous walled courtyard flanked by lavender, manicured lawns, well stocked flower beds, borders and mature trees and bushes.

All in all this is a wonderful characterful family home in the conveniently located North Yorkshire village of Womersley.

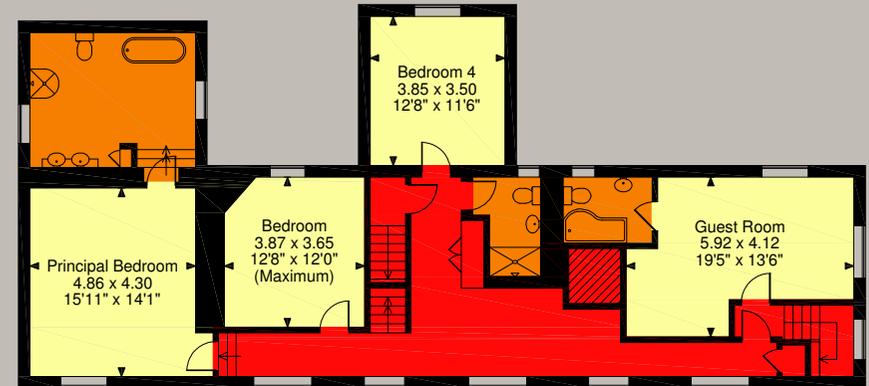




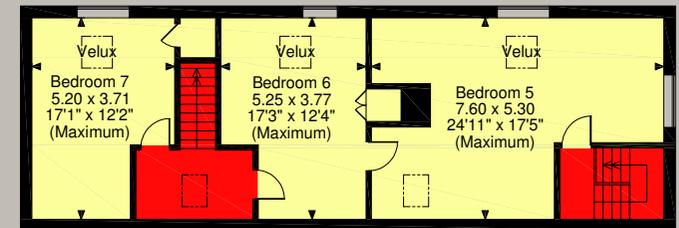
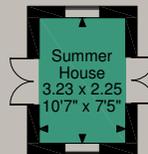
Manor House, Station Road, Womersley
 Approximate Gross Internal Area
 Main House = 4335 Sq Ft/403 Sq M
 Garage & Workshop = 916 Sq Ft/85 Sq M
 Outbuildings = 161 Sq Ft/15 Sq M
 External Room = 65 Sq Ft/6 Sq M



Ground Floor



First Floor

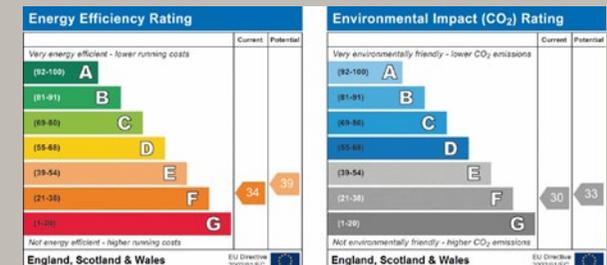


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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ENVIRONS

Womersley is a small village in the most southerly part of North Yorkshire and was listed in the Domesday Book. It remains largely unspoilt and retains much of its original character whilst providing superb access for the commuter to the surrounding commercial centres in all directions via the excellent road and rail links, with close access to the A1, A19 and M62, which in turn leads to the M1. There is mainline rail access from Doncaster providing regular services to central London in less than 2 hours and there is also quick access to the surrounding airports of Robin Hood, Leeds Bradford International Airport and Manchester.



ADDITIONAL INFORMATION

Services

We are advised that the property has mains water, electric, superfast broadband and drainage. Central heating is providing by an oil fired boiler.

Local Authority

Selby District Council
Civic Centre
Doncaster Road
Selby
North Yorkshire
YO8 9FT
Tel: 01757 705101

Tenure

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

Directions

From the A1, follow the signs to Womersley. Continue into the village and at the mini roundabout turn left on to Station Lane. Manor House is situated on the left hand side.

Viewing

Strictly through the selling agent.

Croft Residential

Pavilion 2000
Amy Johnson Way
York
YO30 4XT

01904 238222
toby@croftresidential.co.uk
www.croftresidential.co.uk





