



WOOD GROVE

63 WESTFIELD ROAD, TOCKWITH, YORK, NORTH YORKSHIRE, YO26 7PY

An impressive five bedroom village home within half an acre of walled gardens, now benefiting from valuable planning permission for the creation of a truly remarkable home combining contemporary and character features within over 4300 sqft of living space.

Dacre, Son & Hartley

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21 Yorkshire Offices

Wood Grove
63 Westfield Road
Tockwith
York
North Yorkshire
YO26 7PY



GENERAL REMARKS

This impressive period family home occupies a prime setting close to the heart of this sought after North Yorkshire village amidst walled gardens amounting to just over half an acre (0.518 acres).

There is local evidence that two eighteenth century cottages were enlarged during the nineteenth century in conjunction with a useful range of adjoining outbuildings, parts of which again have eighteenth century origins.

Wood Grove currently provides a spacious layout of family accommodation with four reception rooms, a spacious kitchen, large upgraded cloakroom, five family bedrooms, house shower room and the aforementioned extensive outbuildings.

However our clients have achieved valuable planning permission for an imaginative remodel and extension of the existing accommodation maximising the outbuildings to provide in excess of 4300 sqft of contemporary family space along with a new detached garage; the end result being a stunning home of the highest quality.

Architects plans are available for this 'Grand Design' within these particulars and in more detail on the micro site <http://www.dacresyorkshire.co.uk/woodgrove/>

The development opportunity at Wood Grove could be perused from a different slant following a positive Pre Application Enquiry with Harrogate Borough Council by Johnson Brook Planning and Development Consultants. They have investigated the demolition of the existing property and the construction of four dwellings on the site with a favourable response from the Senior Planner subject to strict conditions within the Conservation Area (full response also available for inspection on the micro site).

Westfield Road lies at the centre of this well-served village close to its excellent local amenities including the village primary school, medical centre and mini-supermarket. There is excellent access to Leeds and York via the A59 and the local rail link at Cattal, whilst the A1/M1 link road enables ease of commuting to the major commercial centres of North and West Yorkshire.

GROUND FLOOR

Central Reception Hall: Having double radiator, coved ceiling.

Rear Hall Area: With useful cloaks cupboard, understairs storage cupboard, radiator, door to rear courtyard,

Guest Cloakroom:

Sitting Room: With attractive garden aspects from a front bay window having recently renewed double glazed sash inserts, further single paned windows overlooking side garden areas. Radiator, rustic brick fireplace with stone hearth and timber mantle.

On the opposite side of the hallway lies a:

Family Room: Having front garden aspects from a recently replaced double glazed bay window, coved ceiling.

Family Breakfast Kitchen: Having a range of hardwood work surfaces with inset Belfast sink, base cabinets and drawers, space for range style oven with tiled splashback, stainless steel extractor canopy. Plumbing for washing machine and dishwashing machine, tiled floor, double radiator.

Separate Dining Room: With staircase to first floor, exposed beams to ceiling, multi-paned windows to three sides and multi-paned door to:

Conservatory: With tiled floor, double glazed atrium style ceiling, French doors to garden.

From the reception hall a staircase leads to the:

FIRST FLOOR

Landing: With access to roof void.

Double Bedroom One: With double glazed sash window to front, further window overlooking side gardens, radiator, built-in wardrobe.

Double Bedroom Two: Having double glazed sash window to front, radiator, connecting door to:

Bedroom Three/Dressing Room: (Potential En-Suite Facility) Having double glazed sash window to front and radiator.

Shower Room: Having large walk-in shower enclosure, pedestal wash basin, low level WC.

From a half landing level, access may be gained to:

Family Bedroom Four: Having window overlooking gardens, radiator, wash basin, door to:

Family Bedroom Five: Which also has its own access from the dining room via an open tread staircase. This room has multi-paned windows to two elevations, double radiator and bulkhead storage.

OUTSIDE

The fully enclosed gardens amount to approximately 0.5 acres and are approached via remote controlled electronically operated gates which leads to extensive visitor car parking and turning areas on a tarmac driveway. Immediately adjacent to the property is a former barn and extensive range of outbuildings. We understand that this structure is one of the oldest in the village of Tockwith and forms part of a potential scheme for the redevelopment of the property in accordance with the enclosed plans.

There are lawned gardens to either side of the central driveway and our client has obtained consent for the erection of a double garage in land adjacent to the western boundary wall. The front main lawned area is bounded by flowering borders and there is then a pathway leading to a former vegetable garden and further shaped lawns with seating areas having immediate access from the conservatory.

DIRECTIONS

Proceeding into the village of Tockwith in an easterly direction along Fleet Lane which in turn becomes Westfield Lane. Immediately after the junction the property will be found on the right hand side identified by our For Sale board.

VIEWING ARRANGEMENTS

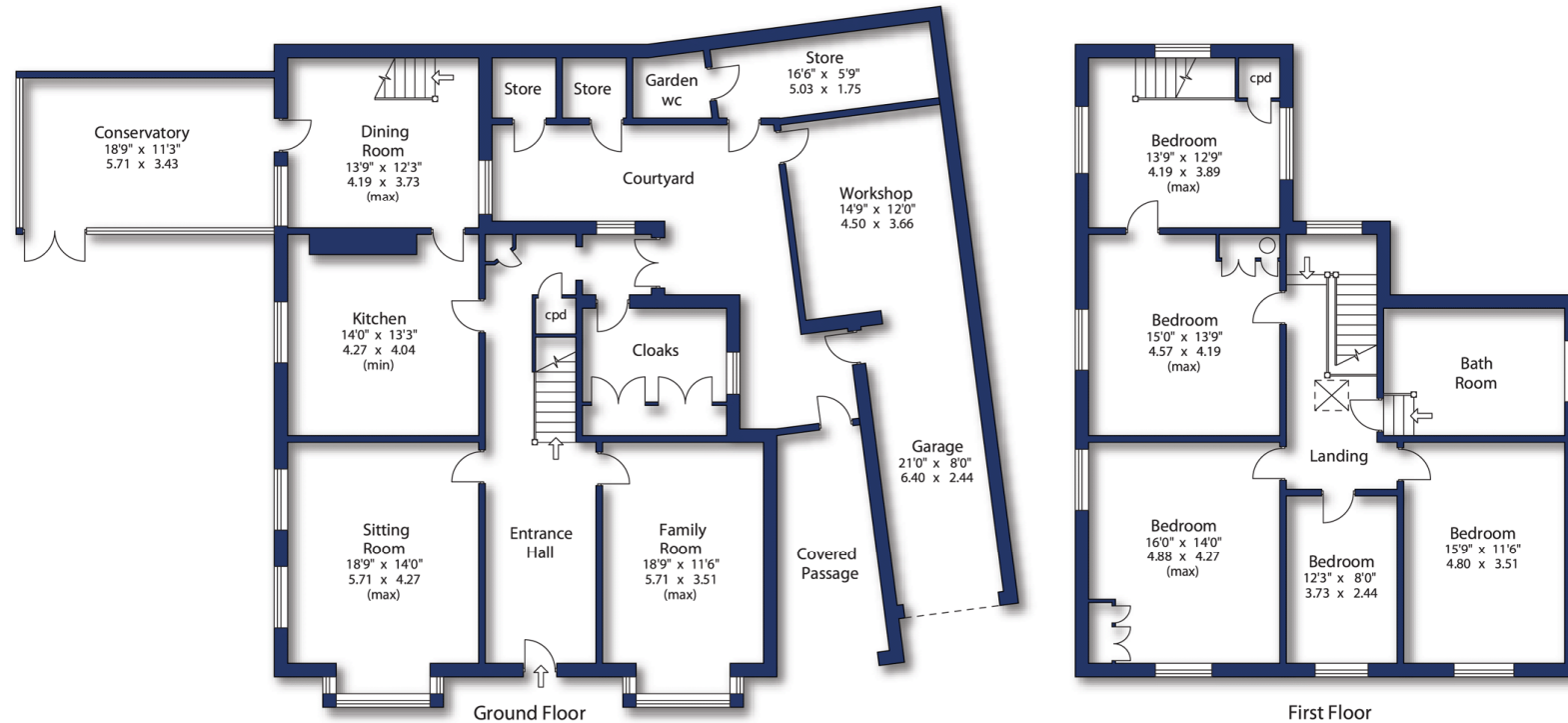
Only by appointment through the Agents Wetherby Office on 01937 586177.

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. Extensive information on all of our properties can be viewed online at www.dacres.co.uk.

AGENTS NOTES

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our Yorkshire offices we can arrange a Market Appraisal through a national network of quality and specially selected independent estate agents.

EXISTING FLOORPLAN



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	32
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

PROPOSED FLOORPLAN



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