



**The Paddocks,
Foulbridge Lane, Snainton, North Yorkshire, YO13 9AY
Price Guide £770,000**

www.peterillingworth.co.uk
Tenure: Freehold
EPC Rating Band D
Property Tax Band F

An exceptional lifestyle property, ideal for equestrian enthusiasts.

This substantial detached bungalow offers spacious and versatile accommodation, including three bedrooms, four reception rooms, a fitted kitchen, and a garden room currently used as a snooker room. The property benefits from gas-fired central heating, an external utility room, and beautifully landscaped gardens to both the front and rear.

The equestrian facilities are a particular feature and include a stable block with two stables, tack room, workshop, and four useful rooms above. There is a manège measuring approximately 32m x 23m, two holding paddocks extending to around 0.5 acres in total with mains water connected, and a four-bay open barn.

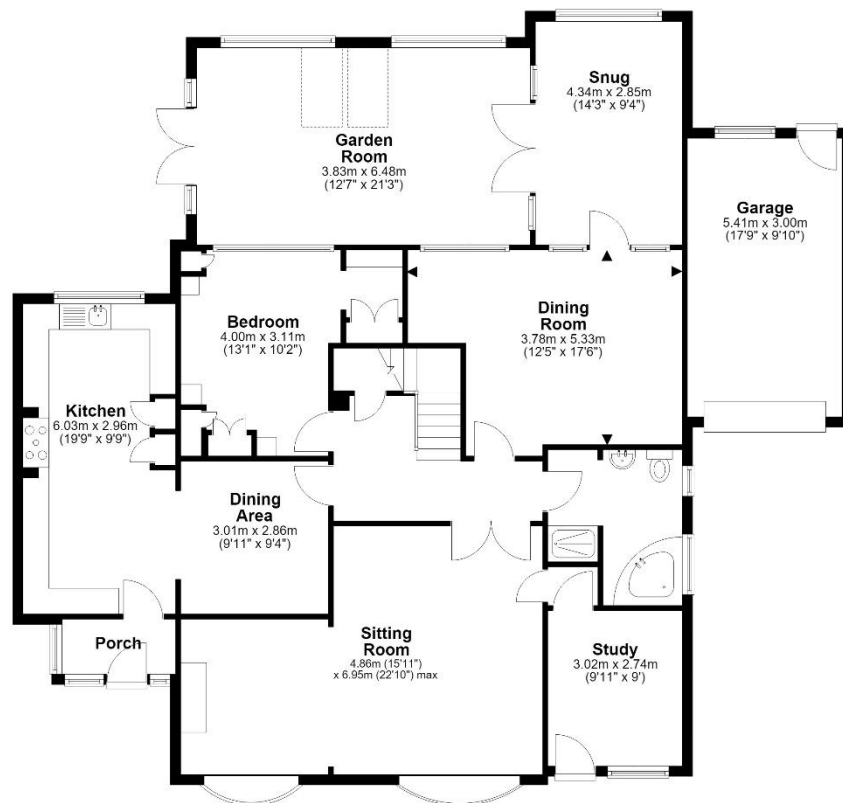
Garaging and parking are excellent, with a triple garage, an additional garage attached to the house, and ample space for vehicles, horseboxes, caravans, or trailers.

The property occupies a pleasant position on the southern edge of the sought-after village of Snainton. Ideally placed for easy access to the Yorkshire coast, including Scarborough, Whitby, Sandsend and Filey, it is also close to the North York Moors National Park and within reach of the market towns of Pickering, Kirkbymoorside, Helmsley and Malton.



Ground Floor

Approx. 174.5 sq. metres (1878.1 sq. feet)

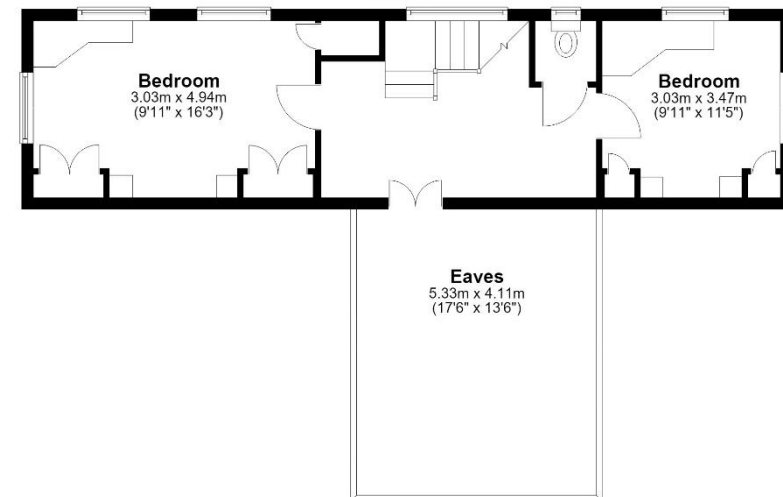


Total area: approx. 213.2 sq. metres (2295.2 sq. feet)

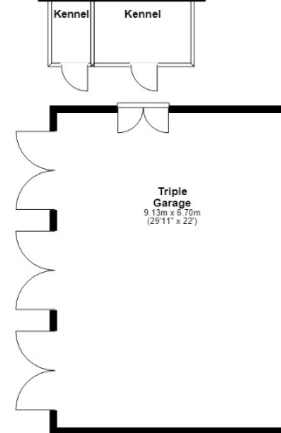
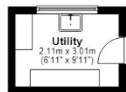
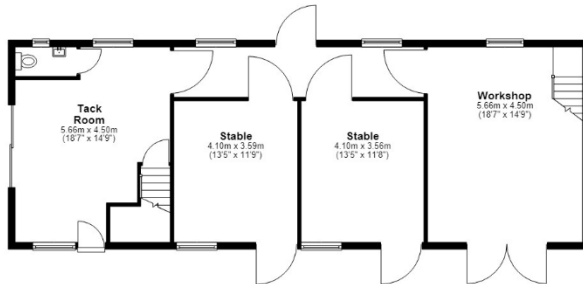
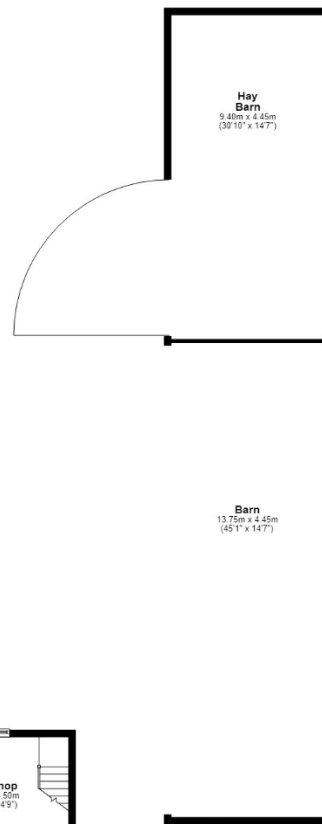
The Paddocks, Snainton

First Floor

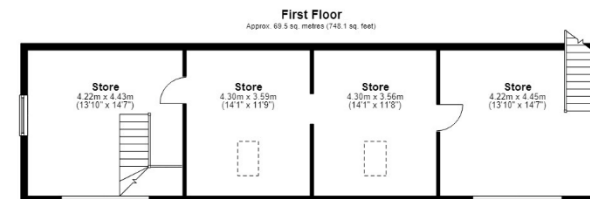
Approx. 38.7 sq. metres (417.1 sq. feet)
(excluding Eaves)



For information purposes, not to scale

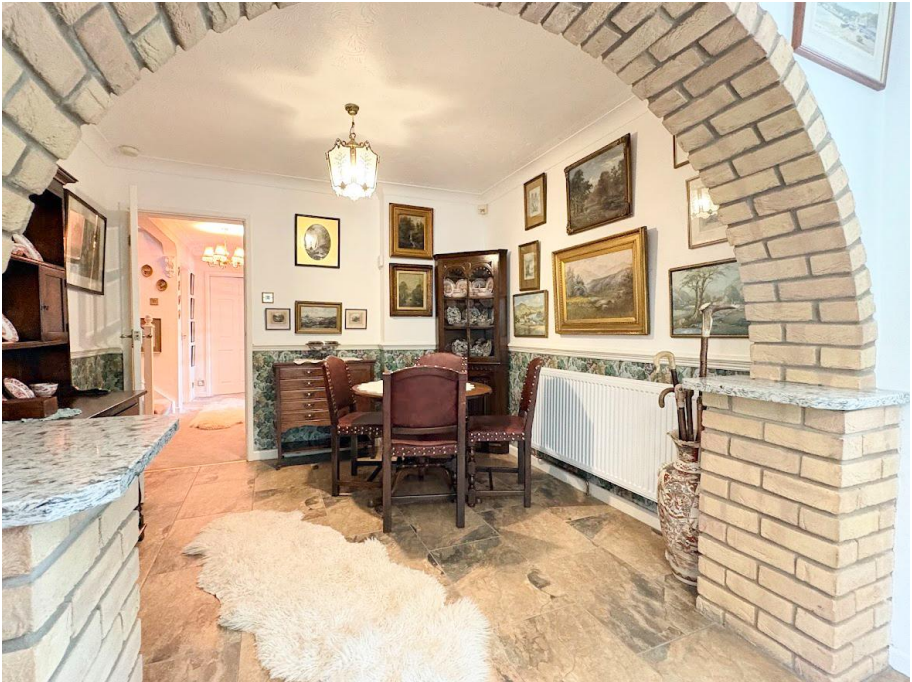


Total area: approx. 344.2 sq. metres (3704.7 sq. feet)
Out Buildings, The Paddocks, Snainton



For information purposes, not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains water, drainage, gas (note stable block has separate metered supply) and electricity are laid on. Gas fired central heating.

Notes: 1. The paddock has a change of use from agriculture to horse paddock for personal use for the main dwelling, not to be used for trade or business or to be sold or let as a separate concern.

2. The external detached utility together with paved driveway was affected by subsidence caused by the excavation of the pumping station. The utility was rebuilt and paved driveway and localized drainage removed. This was some 26 years ago. No evidence was found that the property suffered subsidence. Report provided by Dossor Group.

Property Tax: Band F

Energy Performance Rating: Band D

Photography: By Peter Illingworth

Location: what3words///beats.node.simple

Mobile Coverage: Vodafone, O2

Satellite: BT, Sky

Broadband: Basic 17 Mbps, Superfast 80 Mbps

Flood Risk: Very Low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.



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Viewing:

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