



Willow Pond, 39D, Station Road
GRASBY, BARNETBY, DN38 6AP (DRAFT DETAILS)



paul fox
FINEST

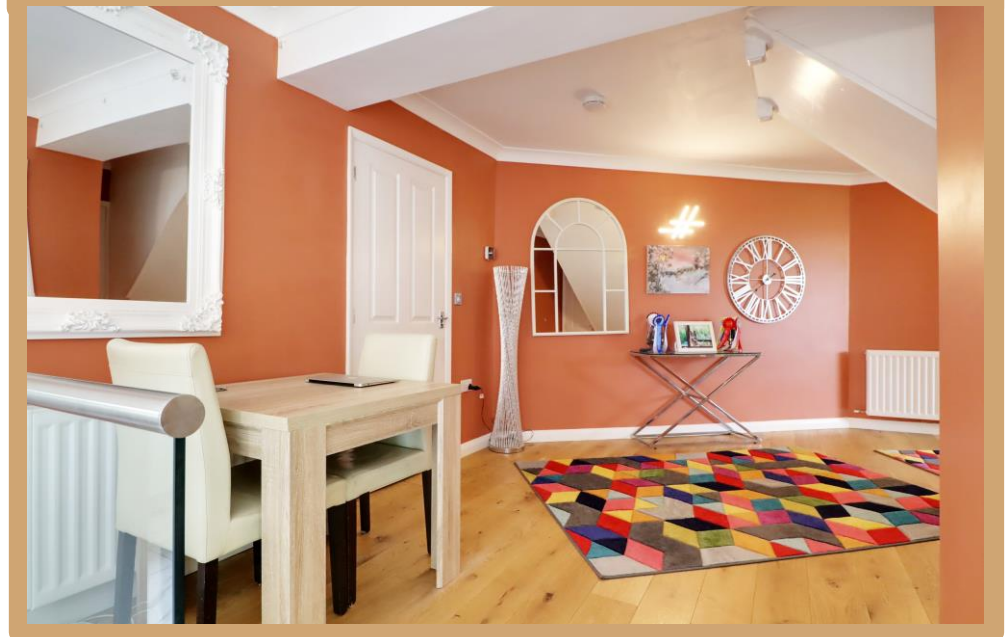


Willow Pond, 39D, Station Road

Grasby, Barnetby, DN38 6AP

Willow Pond' offers a rare opportunity to purchase an individually designed and built detached house offering elegant accommodation that has been recently updated being surrounded by landscaped gardens with a manageable natural pond and a fenced grass paddock. The beautifully presented and well-appointed accommodation comprises, a side entrance porch, a rear sitting room, a large inner reception hallway with a cloakroom and a Laundry room, quality newly fitted dining kitchen with a large walk-in pantry, spacious main living room with access to a large flagged outdoor entertaining area.

The first floor has a central landing with a family shower room, 3 charming bedrooms with an en-suite shower room to the second bedroom and a feature master bedroom that has a free standing bath and door that leads to a private balcony. A side driveway is accessed via electric remote operated gates with extensive parking and access to an integral double garage. Formal gardens are laid to lawn with a natural pond and a large wrap-around patio area that provides a perfect area to entertain. Mature tree lined borders provide some screening from the fenced grass paddock that benefits from an independent driveway. Accompanying the paddock is a purpose-built quality L-shaped stable block (Stable 12ft x 12ft) (Open wash box 10ft x 12ft) (Tack Room 6ft x 12ft) (Barn/Stable 12ft x 12ft).



SIDE ENTRANCE PORCH

Measures approx. 2.88m x 2.54m (9' 5" x 8' 4"). Having rear uPVC double glazed window and side uPVC double glazed window with inset patterned glazing, a rear entrance door, stone tiled flooring, PVC clad to ceiling, internal uPVC personal door leads through to the garage and matching door leads through to;

PLEASANT SITTING ROOM

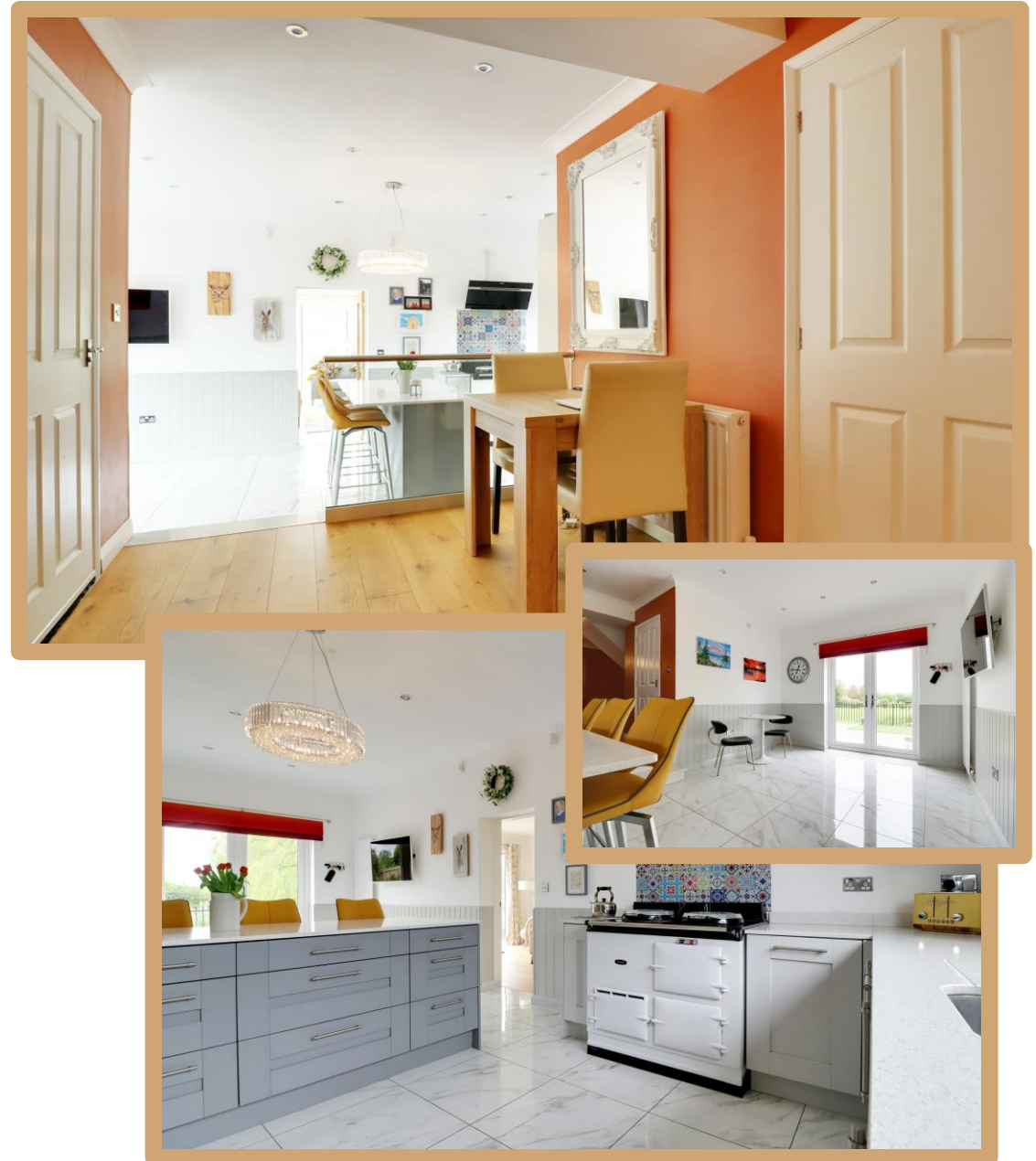
Measures approx. 5.33m x 3.95m (17' 6" x 13' 0"). Benefitting from a dual aspect with rear and side uPVC double glazed windows, high gloss polished wood flooring, inset modern ceiling spotlights, feature multi fuel cast iron stove with flagged stone hearth, TV point and internal French glazed doors leads through to;

IMPRESSIVE CENTRAL HALLWAY

Measures approx. 5.45m x 4.88m (17' 11" x 16' 0"). Feature oak flooring, I-shaped staircase allowing access to the first floor accommodation with open spell balustrading and open spell newel post with understairs storage cupboard, wall mounted Hive thermostat, wall to ceiling coving and broad opening to a feature dining kitchen with part glazed and brushed aluminum top balustrading with granite laid steps providing access.

CLOAKROOM

Measures approx. 1.35m x 2.23m (4' 5" x 7' 4"). With a rear uPVC double glazed window with inset patterned glazing and tiled sill, enjoying a two piece modern suite in white comprising a low flush WC, broad vanity wash hand basin with tiled splash back, feature marbled tiling to floors and matching uprising and inset ceiling spotlights.





LAUNDRY ROOM

Measures approx. 1.53m x 2.25m (5' 0" x 7' 5"). With ceiling light tunnel, continuation of feature oak flooring, plumbing and space for an automatic washing machine and dryer and CCTV control.

FEATURE OPEN PLAN DINING KITCHEN

Measures approx. 3.41m x 7.22m (11' 2" x 23' 8"). Enjoying a dual aspect view from front uPVC double glazed window and matching rear French doors allowing access to the garden. The kitchen enjoys an extensive range of shaker style fitted low level units, drawer units and wall units with brushed aluminium style pull handles offering integral appliances and fitted above with complementary granite quartz top with matching uprising that incorporates stainless steel sink unit with etch drainer to the side and chrome block mixer tap and drinking water tap, featuring an eye level double oven and microwave double oven above, feature white enamel finish gas Aga with complementary gloss black top and overhead broad contemporary glazed extractor and decorative glass splash back, feature porcelain tiles to flooring, part panelled to walls, TV point, wall to ceiling coving, inset LED spotlights and folding door through to;



WALK-IN PANTRY

Measures approx. 1.34m x 2.23m (4' 5" x 7' 4"). With front uPVC double glazed window with patterned glazing, generously fitted with shelving and tiled flooring.

FINE LIVING ROOM

Measures approx. 4.98m x 7.2m (16' 4" x 23' 7"). Providing multi aspect view surrounding uPVC windows, side bi-folding doors leading out the garden, solid wooden flooring and a feature corner cast iron stove on a circular glass hearth, wall mounted TV point, wall to ceiling coving, and inset modern LED spotlights.



FIRST FLOOR LANDING

Measures approx. 3m x 2m (9' 10" x 6' 7"). Having continuation of open spell balustrading, wall mounted Hive thermostat, built-in store cupboard with shelving and hanging rail and doors to;

MASTER BEDROOM 1

Measures approx. 4.89m x 4.48m (16' 1" x 14' 8"). Enjoying a multi aspect with front and rear double glazed roof lights with fitted blinds, built-in wardrobe and open display shelving, feature open en-suite with free standing his and hers bath with chrome mixer tap that enjoys views across the balcony and paddock, hidden close couple low flush WC with adjoining storage unit and quartz top with matching wash hand basin with splash back, part cushioned flooring to the bathroom area and side French doors leading to;

BEAUTIFUL BALCONY

Measures approx. 4.9m x 7.2m (16' 1" x 23' 7"). With glass brushed stainless steel balustrading that benefits from open countryside and paddock views.

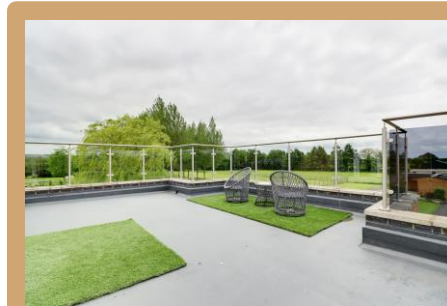
DOUBLE BEDROOM 2

Measures approx. 5.27m x 4.16m (17' 3" x 13' 8"). Enjoying a multi aspect with side uPVC double glazed window and front and rear roof lights with fitted blinds, eaves storage, inset ceiling spotlights, fitted gloss finish wardrobes and drawer units and doors through to;



EN-SUITE SHOWER ROOM

Measures approx. 2.25m x 1.05m (7' 5" x 3' 5"). Benefitting from a three piece suite comprising a close couple low flush WC, wall mounted wash hand basin with granite splash back, a walk-in shower cubicle with main shower, bi-folding glazed door and tiled splash back, cushioned flooring, part panelling to walls and inset ceiling spotlights.



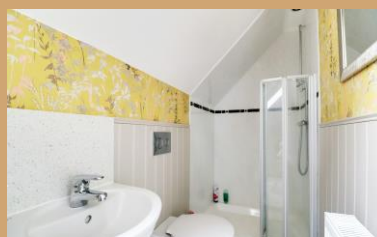
DOUBLE BEDROOM 3

Measures approx. 4.36m x 4.03m (14' 4" x 13' 3"). Enjoying a multi aspect with side double glazed roof light with fitted blind, side uPVC double glazed window and rear uPVC Juliette balcony with glazed balustrading benefitting from garden views, gloss finish hanging wardrobe with adjoining drawer units and doors through to a large built-in wardrobe with hanging rail.



SHOWER ROOM

Measures approx. 3m x 2.05m (9' 10" x 6' 9") plus shower recess. With a front double glazed Velux roof light with fitted blind, a three piece suite comprising a close coupled low flush WC, wall mounted wash hand basin with granite backing, a walk-in shower cubicle with overhead main shower, marble effect mermaid boarding to walls and glazed screen, detailed cushioned flooring, panelling to walls and inset ceiling spotlights.



OUTBUILDINGS

The property enjoys an integral garage measuring 6.47m x 7.26m (21' 3" x 23' 10") enjoying electric remote operated up and over door, internal power and lighting, personal door through to the large porch and houses a wall mounted gas central heating boiler.



GROUNDS

The property is positioned at the fringe of the village enjoying a large pebbled driveway that is entered via electric remote operated decorative gates providing direct access to the integral double garage. The gardens are sectioned into beautiful lawned formal family gardens with an excellent array of mature planted trees and shrubs and features a stunning natural pond that is safely colour dyed to add vibrancy with an overhanging willow tree. Surrounding the property via a large Indian slate patio that enjoys views across the pond and over towards the paddock with outside power and steps down to a further lawned garden with tree rose. The paddock is defined with post and rail fenced boundaries and has the benefit of a newly constructed I-shaped timber stable with a tack room and store room all on a concrete base having drainage, water and power.



DOUBLE GLAZING

The property benefits from full double glazed windows and doors.

CENTRAL HEATING

There is a modern gas central heating system to radiators.



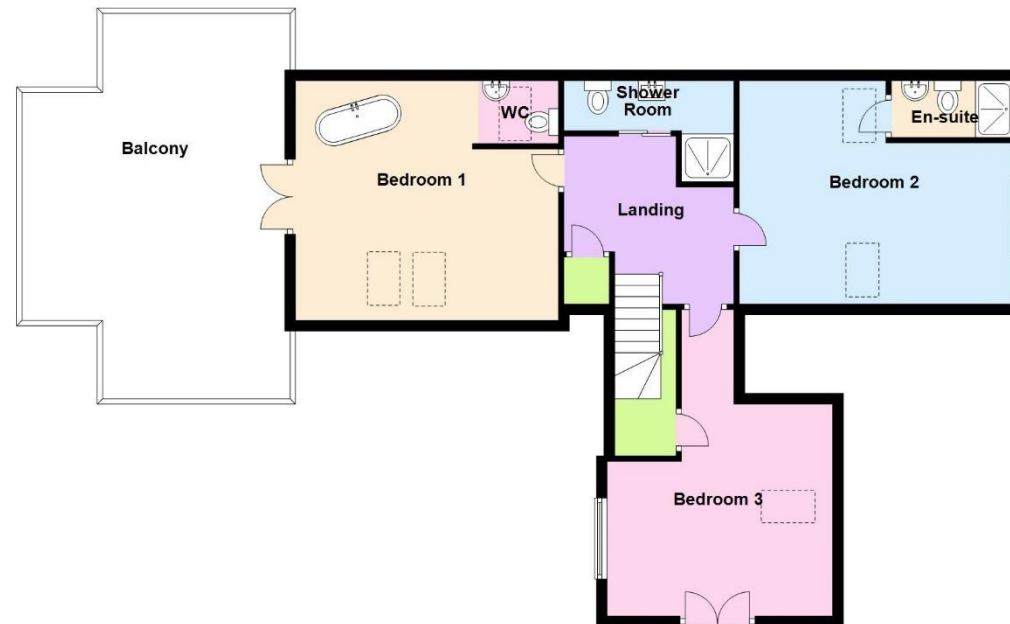


FLOORPLAN AND EPC

Ground Floor



First Floor







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