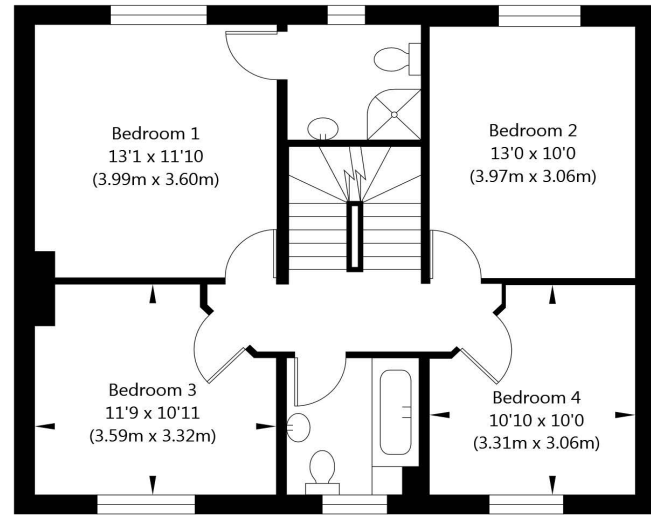
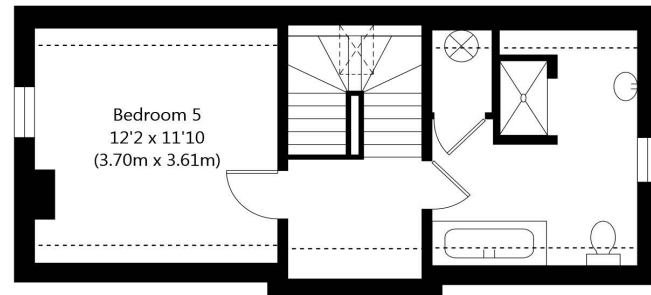


Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 811 SQ FT / 75.34 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 710 SQ FT / 66 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 363 SQ FT / 33.74 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1884 SQ FT / 175.08 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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**LANCASTER  
SAMMS**

Willow House is one of two executive detached homes built in 2017 by a well-regarded local developer. The property has been further enhanced by the current owners who have decorated the property to an extremely high standard.

The property is choicely positioned off a private drive via Main Street in the popular and attractive village of Wilberfoss.

Constructed of 'Old York' brickwork under a pantile roof with sympathetic stone sills and sash windows, Willow House benefits from a number of upgrades from new and boasts an impeccable specification throughout.

Internal fixtures and fittings include a feature staircase with traditional spindles, handrail and newel post, deep skirting and architraves, all finished with a selection of Farrow & Ball paints. The bathroom, en-suite and cloakroom are finished with stylish white contemporary suites with chrome fittings.

The property opens via a solid wood door with door furniture to a spacious entrance hallway with W/C. Oak flooring runs throughout the ground floor including in the lounge which includes an attractive inglenook fireplace with log burning stove.

The heart of the house is the impressive kitchen fitted with a range of quality wall and base units complemented by light quartz worksurfaces. Integrated appliances include a full height fridge freezer, dishwasher and inset range cooker with extractor over. The dining area flows into the garden room with French doors onto the garden. Also, off the kitchen is a handy utility room with provision for appliances.

To the first floor are four well-proportioned bedrooms with feature wall panelling to two of the rooms, including the Master with en-suite shower room, whilst the other bedrooms share use of a contemporary house bathroom. To the second floor is a superb fifth bedroom served by a further large bathroom, ideal as a guest suite.

Externally the rear garden has been thoughtfully landscaped and includes well stocked borders, sandstone terrace and fenced boundaries. The current owners have invested in improvements in the garden adding high quality plants and flowers. The patio area boasts plenty of space for an outdoor dining set and a children's double story Wendy house can be included/ negotiated as part of the sale.

To the front is ample off-street parking and access to the attached garage with bespoke timber doors.

In summary, a stunning and high quality home in a choice position which has been meticulously maintained and improved since new.

Wilberfoss is an attractive village within easy proximity of both York, Pocklington and Market Weighton. For families the village benefits from a Primary school and well regarded secondly schooling in the surrounding area, of both State and Independent. There is a bus service to York, a public house and the village offers access via the A1079 for those looking for easy access to the A64 and beyond.

From the outer ring road (A64) in the East at the junction with the A1079, follow the A1079 towards Hull and after approximately 5 miles take the first left hand turning signposted Wilberfoss into Main Street. Continue along Main Street past the village Post Office where the development is situated on the left-hand side.