



Broad Acres

Old Coach Road, Healaugh, Tadcaster LS24 8HA

£1,200,000 | Freehold

maxwell hodgson

estate agents

Broad Acres is a substantial family home in a secluded location with large southerly facing gardens extending to approx 2.5 acres.

3724 square feet with extensive garaging and workshops extending to a further 1273 sq ft. (Scope for conversion subject to the relevant planning permission)

The flexible accommodation affords 5 bedrooms, 2 with en-suites, a house bathroom and shower room, plus 6 receptions offering potential additional bedroom space if required. Study, playroom, snug, sitting room, dining room and conservatory.

The carriage way driveway is accessed from 2 sets of double gates. and offers extensive parking and turning space. Additional separate access to the rear gardens/ paddock area.

EPC band D

Entrance Hall

Part glazed entrance door dado and picture rails. Stairs off to first floor, under stairs storage cupboard, shelved storage cupboard. Radiator.

Shower Room

Corner shower enclosure, low flush WC, vanity wash hand basin with storage cupboards. Tiled floor, fully tiled walls, inset downlights, 2 PVCu windows to front.

Dining Room

Radiator, PVCu window overlooking the gardens to the rear, coved ceiling. Double multi paned doors to:

Sitting Room

Ornate stone fireplace with open grate. 2 radiators. PVCu windows to side, coved ceiling. Double French doors opening to:

Conservatory

Double doors opening to rear garden. Wall heater,

Kitchen

Fitted with base and wall units, rolled edge work surfaces with upstands and inset one and a quarter bowl sink and drainer. Integrated appliances to include CDA microwave, Bosch dishwasher, larder fridge (Hotpoint) and Kenwood range cooker. Walk in pantry/ storage cupboard. Inset downlights, multi fuel boiler to service the hot water and some radiators. PVCu window.

Snug

Door out to rear porch and gardens. Dado rail and coved ceiling. Corner TV unit and 2 matching side tables.

Utility Room

Plumbing for washing machine, space for dryer. Oil fired central heating boiler.

Bedroom One

Fitted with an extensive range of built in wardrobes including concealed drawers and dressing table. 2 radiators, coved ceiling, PVCu windows to side and rear.

En-Suite Bathroom

Corner bath, double shower enclosure, bidet, low flush WC, vanity storage unit with wash hand basin. Fully tiled walls, pine clad ceiling with downlights. PVCu window to rear.

Bedroom Two

Fitted built in wardrobes and dressing table, coved ceiling , inset downlights. Radiator, PVCu window to front.

En-Suite Shower Room

Shower enclosure, pedestal wash and basin and low flush WC. Fully tiled walls, inset downlights. PVCu obscure glazed window to front.

First Floor Landing

Spacious galleried landing with storage cupboard and large walk in cupboard. Airing cupboard housing the hot water cylinder and immersion heater.

Bedroom Three

Fitted with 2 double built in wardrobes, dressing tables with bedside cabinets, 2 radiators and PVCu windows rear and side . Inset downlights.

Bedroom Four

2 Velux windows, eaves storage cupboard, radiator. Loft access.

Bedroom Five

High double storage cupboard, eaves storage cupboard. Radiator, PVCu window overlooking the rear garden.

Study

Radiator, 2 eaves storage cupboards. PVCu window.





Playroom

Ideal for use as a playroom or child's bedroom with sloping/ restricted height ceiling, radiator.

House Bathroom

Jacuzzi bath, separate shower enclosure, pedestal wash hand basin, bidet and low flush WC. Radiator, fully tiled walls, pine clad ceiling with downlights. Eaves storage cupboard, PVCu window.

Outside

Frontage and Driveway

Broad Acres has the benefit of 2 entrance from the front, with 2 sets of double gates leading in to an extensive driveway allowing for ample vehicle and turning space.

Garage and Workshops

The detached garage and workshops extend to approx 1273 square feet and offer a fantastic opportunity for conversion, (subject to PP) , for those working from home or just as substantial outbuildings.

Garden and Grounds

Broad acres sits on a total plot of more than 2.5 acres and enjoys substantial flat lawned gardens to the rear opening to a further flat lawned area which could be used as a paddock or similar if required.

Services

No gas connected. Drainage is via septic tank.

Council Tax

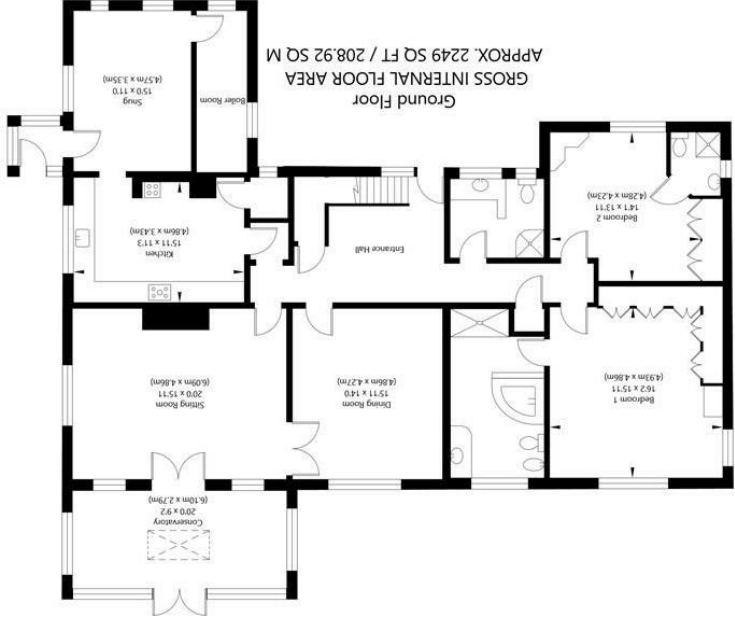
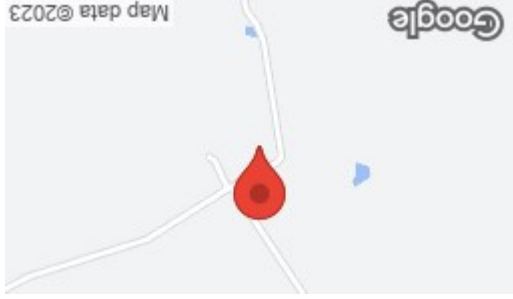
Selby District Council . We understand the property is council tax band G.





Directions

From Wetherby take the Walton Road through the village of Walton , past the British library on the right. Continue on to the t junction and turn right into Wighill Lane towards Tadcaster. Just after entering Tadcaster turn first left into Old Coach Road (a lane just after the house on the left with green shutters) . After a mile or so Broad Acres is on the right



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA MAIN HOUSE 3724 SQ FT / 345.93 SQ M
GARAGE AND WORKSHOPS - 1273 SQ FT / 118.22 SQ M
TOTAL - 4997 SQ FT / 464.15 SQ M
All Measurements and fixtures including doors and windows are approximate
and should be independently verified.
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