



# Dee Atkinson & Harrison

**High Fordon House, Fordon  
East Yorkshire**

CHARTERED SURVEYORS & ESTATE AGENTS

# High Fordon House

## Fordon

### East Yorkshire

**£575,000**

**SITUATED IN A RURAL LOCATION ON THE YORKSHIRE WOLDS AFFORDING OUTSTANDING VIEWS, THIS FULLY REFURBISHED AND EXTENDED DETACHED HOUSE PROVIDES BEAUTIFULLY PRESENTED ACCOMMODATION ON A 2.25 ACRE PLOT.**

High Fordon House is a highly individual detached family house that stands on a plot of approximately 2.25 acres surrounded by mature woodland. The property enjoys a rural location that affords stunning views over the neighbouring Wolds countryside. The property has been extended and refurbished by the current owners to provide beautifully presented accommodation that features a stunning living kitchen fitted with high quality units and appliances. The first floor accommodation enjoys stunning views and the extensive grounds provide excellent privacy.

In addition to the fine accommodation, the property also enjoys a useful range of outbuildings including garaging, stable, workshop, summerhouse and greenhouse. An early opportunity to view should not be missed.

High Fordon House is located approximately one and half miles from the B1249 Driffeld to Scarborough Road at the top of Staxton Hill. Scarborough lies approximately 12 miles away and other nearby towns include Filey (10 miles), Bridlington (14 miles) and Driffeld (14 miles).



## **PORCH**

With ceramic tiled floor.

## **ENTRANCE HALL**

With oak flooring, inset ceiling spotlights and double radiator. Staircase leading off.

## **UTILITY/WC**

With Belfast sink, plumbing for an automatic washing machine, dual flush low level WC, full height storage cupboard, inset ceiling LED spotlights and ceramic tiled floor.

## **LOUNGE**

With log burner set in an Adams style fireplace, oak flooring, two radiators, coving to the ceiling, TV aerial point, colonial style wooden shutters to the windows, four wall light points and double french doors opening too;

## **CONSERVATORY**

With under floor heating, ceramic tiled floor and double doors to the garden.

## **DINING ROOM**

With oak flooring, six wall light points, french doors to the garden, storage cupboard, inset ceiling spotlights, radiator and double aspect, sash window to the front aspect. An open archway opens into:

## **LIVING/KITCHEN**

This stunning kitchen features a vaulted ceiling with Velux windows providing additional natural lighting. The extensive range of modern high gloss units include base, wall, drawer and pull out larder units, AEG twin self cleaning fan assisted ovens, combination microwave and oven, coffee making machine, Whirlpool integrated dishwasher, integrated fridge and freezer, four ring induction hob with charcoal filtered extractor canopy

over, wine fridge, one and a half bowl inset sink with mixer tap, oak flooring, two radiators, thermostat for the central heating, triple aspect sash window to the driveway, patio door leading to the front garden, two double french doors to the rear garden and attractive contemporary style log burner.

## **FIRST FLOOR LANDING**

With airing cupboard housing the hot water tank equipped with electric immersion heater, sliding door to the front elevation leading to a small balcony, thermostat for the central heating, coving to the ceiling and access to the roof space.

## **MASTER BEDROOM**

With oak flooring, two built-in wardrobes, colonial style wooden shutters to the windows with views over the Wolds countryside, coving to the ceiling, radiator.

## **EN-SUITE BATHROOM**

A Spacious en-suite 11'9" x 7', comprising panelled bath fitted with a mixer tap and telephone style hands spray attachment, low level WC, bidet, pedestal wash hand basin, corner shower cubicle, fully tiled walls and radiator.



## BEDROOM TWO

With views over the Wolds countryside, oak flooring, built-in wardrobe providing hanging and storage space, radiator and coving to the ceiling.



## BEDROOM THREE

With views over the rear garden, oak flooring, coving to the ceiling, built-in wardrobe providing hanging and storage space, radiator.

## SHOWER ROOM

With corner shower cubicle, pedestal wash hand basin, dual flush low level WC, ceramic tiled floor, fully tiled walls, chrome heated towel rail and inset ceiling spotlights.



## OUTSIDE

The property stands on a mature site of approximately 2.25 acres it is approached from a shared private drive that opens into an extensive gravel parking and turning area. Immediately to the front of the property is an attractive seating area with pagoda and a second access leads off the private drive to the detached garage 14'4" X 23' with two steel sliding doors and opening to the stable 12' X 16'4" with Kingspan insulated roof and stable door. A roller shutter door from the garage opens into a substantial workshop 23' X 27' with power and light connected, Kingspan insulated roof and walls, double glazed window and log burner.

Adjoining the garage is a useful log store.

The rear gardens are bounded by mature woodland providing both shelter and an excellent degree of privacy. Immediately to the rear of the house is an extensive paved patio with garden lighting, beyond which lies informal lawns and a further seating area with summerhouse 11' X 13'7" with power and light connected, inset ceiling spotlights and laminate flooring. Surrounding this seating area are two substantial ponds, one stocked with koi and the second lower pond being stocked with several hundred fish. There is a further raised decked patio with pagoda. The pond has a Nexus filtration system with UV light, pump and aerator. This equipment is situated in a small shed to the rear of the pond. The property also enjoys the benefit of an orchard stocked with apple, plum, pear and red currant bushes and a separate fenced vegetable garden. There is also a shed with power points and lighting, a greenhouse, a tree house, a childrens play shed and a covered BBQ area with brick enclosing walls to two sides and chimney.

Numerous power points are located around the garden.





**SERVICES**

Mains water and electricity are connected to the property. Drainage is to a septic tank and central heating is from an oil fired boiler.

**TENURE**

The property is held under freehold title. Vacant possession of the house and gardens will be available on completion.

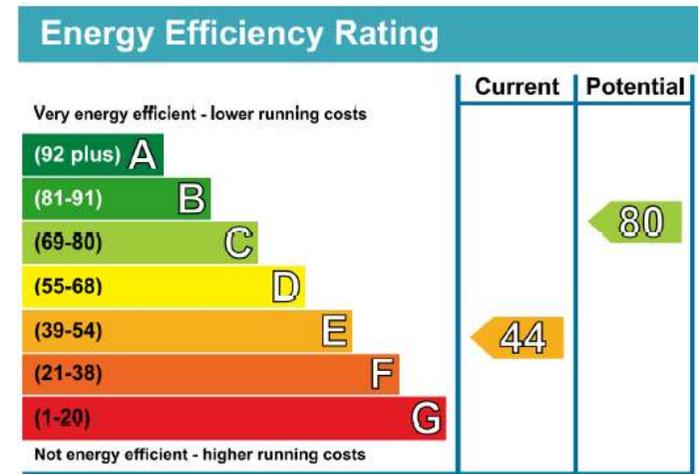
**COUNCIL TAX**

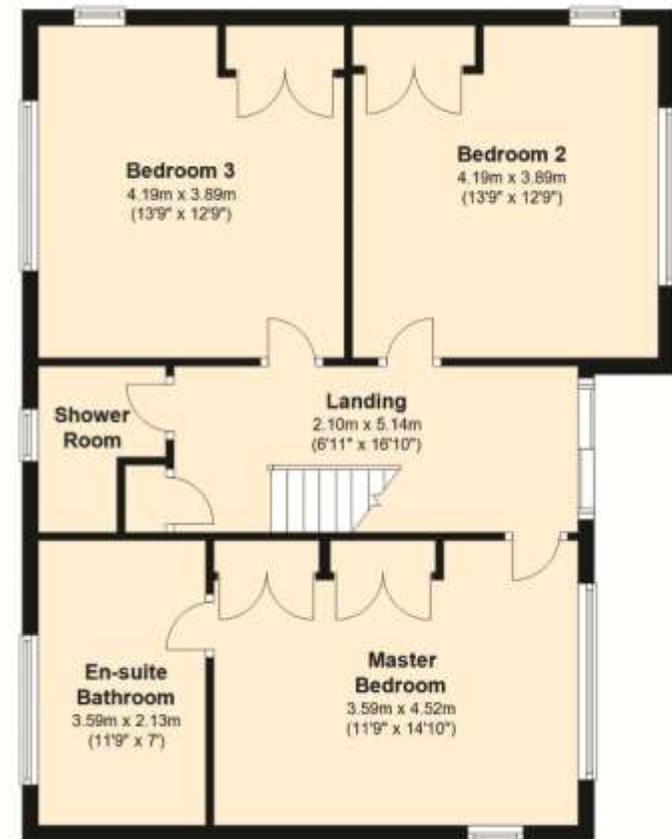
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band F.

**VIEWING**

Strictly by appointment through the Sole Agents on 01377 241919.

**ENERGY GRAPH**





**First Floor**  
Approx. 73.0 sq. metres (785.3 sq. feet)

Total area: approx. 206.4 sq. metres (2221.6 sq. feet)



