



WAPPING LANE, GREAT EDSTONE
£650,000

Carter Jonas

WAPPING LANE, GREAT EDSTONE, YO62 6PD

This exceptional four-bedroom detached home offers a harmonious blend of modern efficiency and timeless charm. With high levels of insulation, smart underfloor heating, LED ceiling lighting, and owned solar panels, the property ensures outstanding energy efficiency. The thoughtfully designed interior provides ample space, complemented by a lovely garden and a detached garage, making it an ideal family home.

Upon entering, you are greeted by a welcoming reception hallway that leads to a generous sitting room, featuring a cozy wood-burning stove. The bright dining room, adorned with engineered oak flooring, offers a perfect setting for family meals and gatherings. At the heart of the home lies a bespoke dining kitchen, equipped with high-quality appliances and granite work surfaces, providing a delightful space for culinary adventures. The ground floor also includes a practical utility room and a convenient cloakroom.

The first floor is home to a stunning master bedroom, complete with a vaulted ceiling and a luxurious en-suite bathroom. Three additional double bedrooms provide ample accommodation for family and guests, while a stylish family bathroom serves their needs. A boarded loft offers potential for further conversion, subject to planning permission, adding to the home's versatility.

Outside, Fairfield boasts a beautifully landscaped rear garden, featuring a patio, wildlife pond, summerhouse, and a premium greenhouse. A gravel driveway provides ample parking and leads to a detached stone-built garage, equipped with light, power, and additional plumbing. Situated in the sought-after village of Great Edstone, the property is conveniently located just two miles from Kirkbymoorside and within easy reach of Helmsley, Pickering, and the North York Moors National Park.

Material Information:

- Construction: SIPs panels with stone exterior
- Solar and thermal panels
- Oil-fired central heating
- Broadband: Current speed 35 Mbps
- EV charge point to the front

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND B

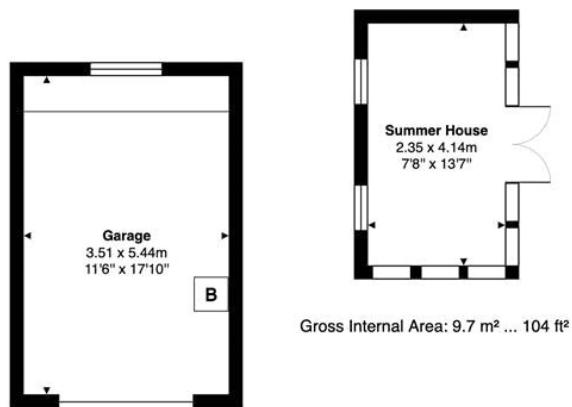
FAIRFIELD IS A STUNNING, ENERGY-EFFICIENT HOME IN THE SOUGHT-AFTER VILLAGE OF GREAT EDSTONE, FEATURING SPACIOUS LIVING AREAS, FOUR DOUBLE BEDROOMS, AND BEAUTIFULLY LANDSCAPED GARDENS WITH A DETACHED GARAGE







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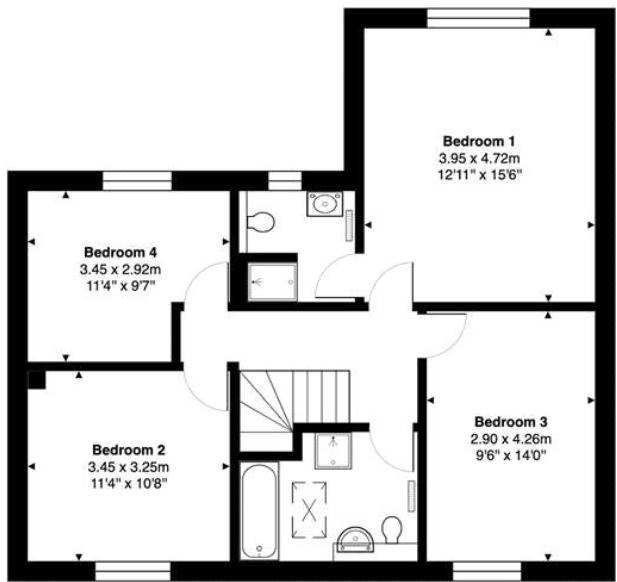


Gross Internal Area: 145.7 m² ... 1569 ft² (excluding garage, garden room)

All measurements are approximated for display purposes only and should be independently verified
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Ground Floor
Gross Internal Area: 73.3 m² ... 789 ft²



First Floor
Gross Internal Area: 72.4 m² ... 780 ft²

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		Current Potential
		89 89

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Classification L2 - Business Data