



**HIGH STREET, SNAINTON**  
£700,000

**Carter Jonas**



# HIGH STREET, SNAINTON, YO13 9AN

Welcome to 54 Main Street, an extensively improved country home with significant development potential, nestled in the picturesque village of Snainton. This charming, grade II listed, 18th-century property sits on approximately one-third of an acre and boasts numerous outbuildings and an annexe, ready for completion to the buyer's specifications. The home exudes a warm and inviting atmosphere, featuring a spacious sitting room and a cosy snug, perfect for relaxing evenings.

The well-proportioned kitchen, complete with a utility room and ground floor cloakroom, offers ample space for culinary adventures. A separate dining room provides an elegant setting for family meals and entertaining guests. Upstairs, you'll find three generously sized bedrooms, all serviced by a large family bathroom that offers potential for updating to suit modern tastes.

The property includes a range of traditional buildings arranged in a courtyard style, retaining much of their original character with brick arched openings and original beams. These buildings offer significant potential for redevelopment, whether for residential or commercial use, subject to necessary consents and permissions. The annexe, converted from stables, provides a blueprint for further development, showcasing the possibilities this property holds.

Located in the well-served village of Snainton, 54 Main Street offers the perfect blend of rural charm and modern convenience. With easy access to local amenities, including a primary school, village hall, parish church, and local shops, as well as excellent transport links to nearby towns and cities, this property is ideally situated for those seeking a tranquil yet connected lifestyle. Don't miss the opportunity to make this historic home your own.

Material Information;

Heating; Oil fired to main house & gas to annexe

Sewage; Drainage to public sewer

Construction; Stone

Water; Yorkshire Water

Broadband; Connected

Solar Panels

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council **EPC BAND** D

**A BEAUTIFULLY IMPROVED 18TH-CENTURY COUNTRY HOME IN SNAINTON,  
OFFERING SPACIOUS FAMILY ACCOMMODATION AND NUMEROUS OUTBUILDINGS  
WITH SIGNIFICANT DEVELOPMENT POTENTIAL, ALL SET ON ONE-THIRD OF AN**



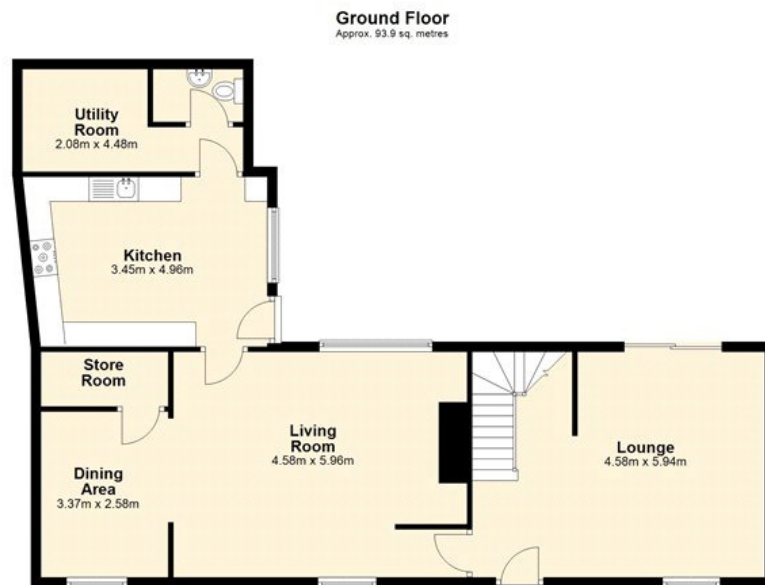




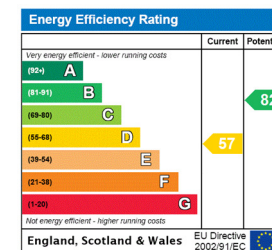








Total area: approx. 178.1 sq. metres  
54 Main Street, Snainton



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