



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



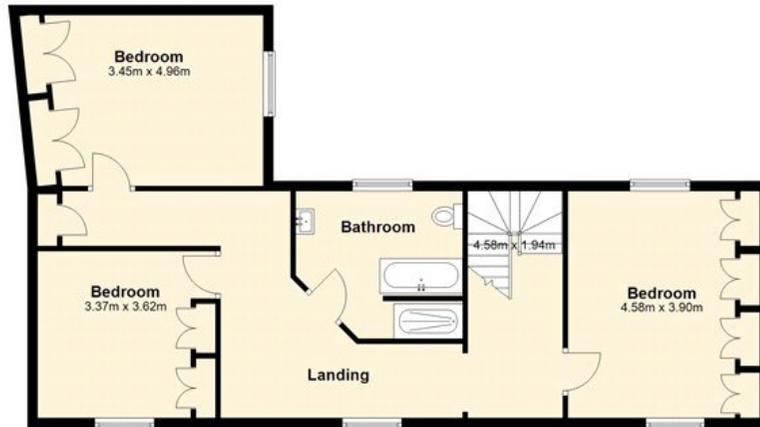




Ground Floor
Approx. 93.9 sq. metres



First Floor
Approx. 84.1 sq. metres



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.