



Park House, Scarthingwell Park, Barkston Ash, Tadcaster, LS24 9PG

This impressive and superbly presented four bedroom detached country home reveals over 2600 sqft of accommodation arranged on one floor only amidst circa 2.14 acres of landscaped grounds with extensive parking and garaging in a peaceful yet convenient parkland setting to the South of Tadcaster.

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**Park House, Scarthingwell Park, Barkston Ash,
Tadcaster, North Yorkshire, LS24 9PG**

Guide Price: £975,000

- Impressive 2600 sqft of accommodation on one level
- High quality interiors
- Two reception rooms
- Four bedrooms
- Four bath / shower rooms plus sauna
- Double garage and extensive car parking
- Set within 2.14 acres



General remarks

Privately situated amidst over 2 acres of ornamental gardens and approached via its own secure gated driveway Park House is a cleverly enlarged and remodelled contemporary home providing extensive single storey accommodation and describing it as a "bungalow" just wouldn't do justice to the overall quality of the offering!

Our client has created a flexible family home with appeal to a wide variety of buyers; especially those with specific requirements for dependant relative accommodation. The property is divided into two distinct wings approached via a central reception hall and benefits from underfloor heating throughout and high standards of insulation.

Twin doors access a magnificent family dining kitchen which is the hub of the home having an extensive provision of fitted cabinets, appliances, an area for entertaining and a large adjoining utility room. A spacious lounge with delightful garden aspects connects the kitchen with a fabulous orangery

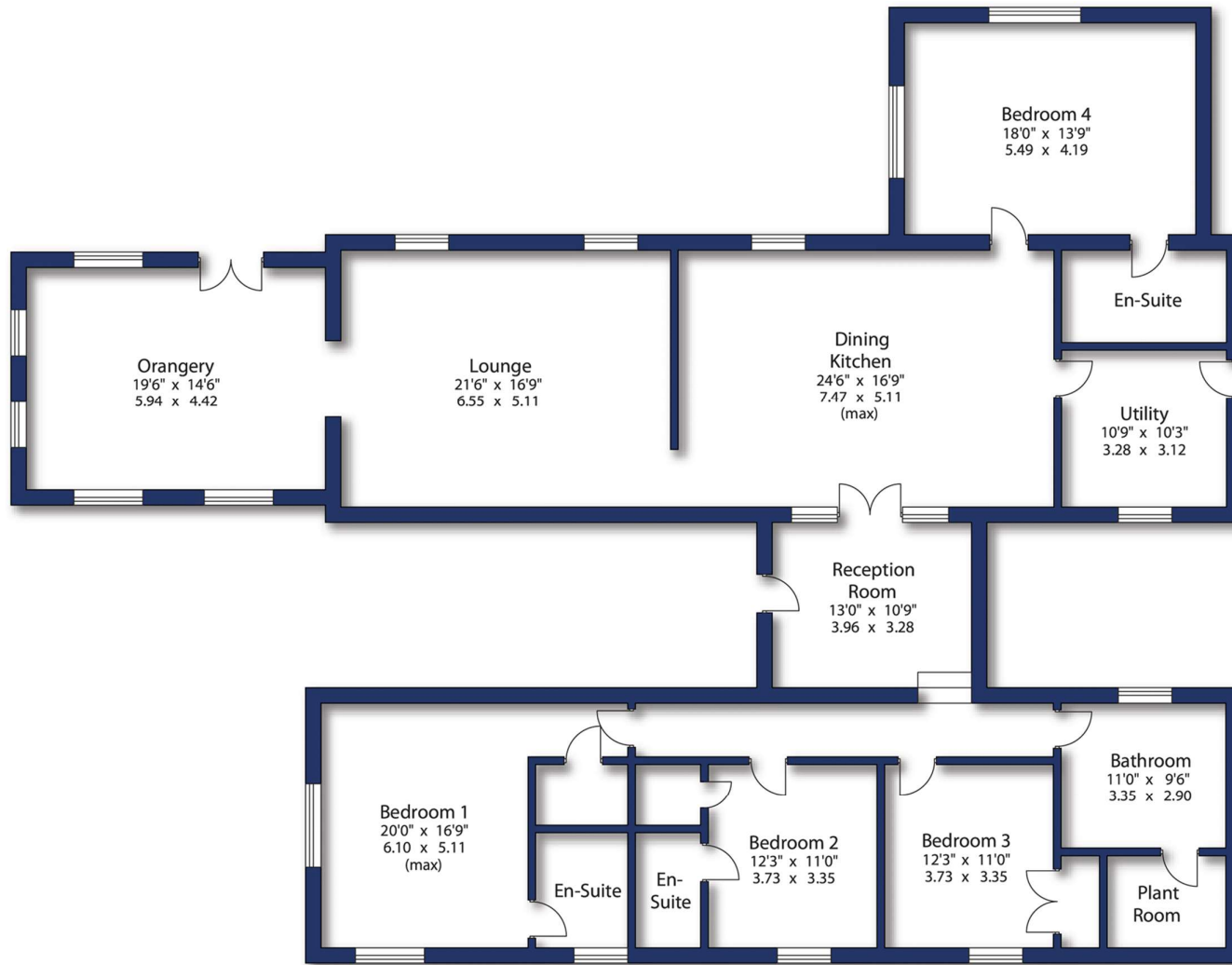
which is a perfect place for relaxation. This wing of the property is completed by double guest bedroom with its own ensuite facility.

The bedroom wing boasts an impressive Principal suite with bedroom, dressing room and ensuite facility in addition to which there are two further double bedrooms; one with its own ensuite and the other served by a house bathroom off which lies a plant room.

Ornamental entrance gates lead to a private driveway and extensive car parking to the front of a large double garage. The grounds in all amount to 2.14 acres being predominantly lawned and bounded by open countryside to the North and West providing many options for recreation and horticultural pastimes.

Scarthingwell Park is an exclusive community of high quality homes amidst delightful countryside south of Tadcaster and with unrivalled road and rail links to major commercial centres. There is a well-established golf course and restaurant nearby and education for all age groups.

Floorplans



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Dacres Surveys

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Contact us

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Directions

Leave Tadcaster on the A162, pass through Towton and take the second turning left that is signposted to Scarthingwell Park on Lakeside Approach. Bear left as the road forks and the property will be found at the first driveway on the left.

What3Words simmer.nurses.nest

Local Authority & Council Tax Band

- Selby District Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. There is no gas to the property. There is an air source heat pump.
- Extensive driveway parking and double garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: WET260012