



Laburnum Farm Close, Main Street, Hessay

£400,000

Stephensons
estate agents & chartered surveyors

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Laburnum Farm Close, Hessay YO26 8LG

Est. 1871

£400,000

A beautifully presented three-bedroom semi-detached cottage set in the heart of Hessay, offering the perfect blend of character and modern living. Featuring a stunning breakfast kitchen, a spacious living room with exposed beams, and a luxurious principal bedroom with walk-in wardrobe, this home is ideal for families and professionals alike. With a private garden, garage, and excellent access to York, as well as being within sought-after school catchments, it delivers an exceptional village lifestyle with everyday convenience.

Positioned at the heart of the picturesque and highly desirable village of Hessay, this delightful semi-detached cottage presents an exceptional opportunity to acquire a beautifully maintained home offering both charm and practicality in equal measure.

Hessay is a quintessential North Yorkshire village, prized for its peaceful rural character while remaining conveniently close to the historic city of York. Surrounded by open countryside, the village offers a welcoming community atmosphere, scenic walking routes, and easy access to local amenities in nearby Poppleton and Rufforth. Its excellent transport links make it particularly appealing to families and professionals alike seeking a balance between countryside tranquillity and city convenience.

The property occupies a prominent central position within the village and provides thoughtfully arranged, spacious accommodation extending across two floors, ideally suited to both growing families and those seeking a refined village lifestyle.

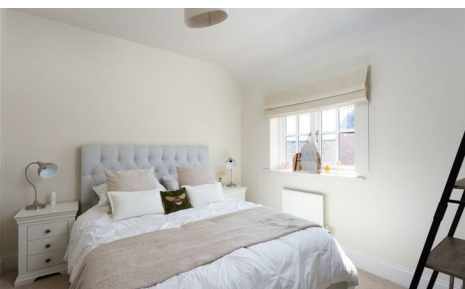
Upon entering, a welcoming reception hall leads through to a conveniently located downstairs cloakroom, fitted with a low flush WC and wash hand basin.

The principal reception room is a generously proportioned sitting room, situated at the front of the property. Rich in character, it features an attractive fireplace with a stone hearth and exposed brick surround, complemented by exposed ceiling beams that enhance the cottage's



Tenure: Freehold
Broadband Coverage: Up to 80* Mbps download speed.
EPC Rating: D - 68
Council Tax Band:
Current Planning Permission: No current planning permissions

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inherent charm. A staircase with spindle balustrade rises to the first floor, with useful understairs storage discreetly incorporated.

To the rear lies the true heart of the home, a superbly appointed breakfast kitchen. This elegant space is fitted with a comprehensive range of modern base and wall units arranged to three sides, finished with luxurious granite worktops and matching splashbacks and integrated appliances. There is ample room for a freestanding breakfast table, creating a sociable and functional family space, while a glazed picture frame door opens directly onto the rear garden.

The first-floor landing provides access to all bedrooms and houses an airing cupboard with hot water cylinder and immersion heater.

The principal bedroom, positioned to the rear, is a spacious and tranquil double room. The former en suite has been thoughtfully reconfigured to create a stylish and highly practical walk-in wardrobe, offering generous storage and enhancing the sense of luxury within this private suite.

Bedroom two is a further well-proportioned double room located to the front, while bedroom three overlooks the rear garden and offers versatility as a child's room, guest accommodation, or home office. All bedrooms benefit from double glazed windows and radiators.

The accommodation is completed by a well-appointed house bathroom featuring a panelled bath with shower attachment, pedestal wash hand basin, and low flush WC, complemented by full-height tiling, a heated towel rail, and extractor fan.

To the front, the property enjoys an attractive, enclosed garden set behind fenced boundaries, thoughtfully landscaped to provide a welcoming approach with gated pedestrian access.

To the rear, vehicular access is provided via Laburnum Farm Close, leading to a private hardstanding area offering off-street parking. A single garage, equipped with power, lighting, and a remote-controlled up-and-over door, provides additional convenience and secure storage, with secondary access into the garden.

A flagged patio spans the full width of the rear elevation, ideal for outdoor dining and entertaining, while the garden itself is predominantly laid to lawn, bordered by established herbaceous planting. Fully enclosed by a combination of walling and fencing, the garden offers a safe and private environment, perfectly suited to family life.

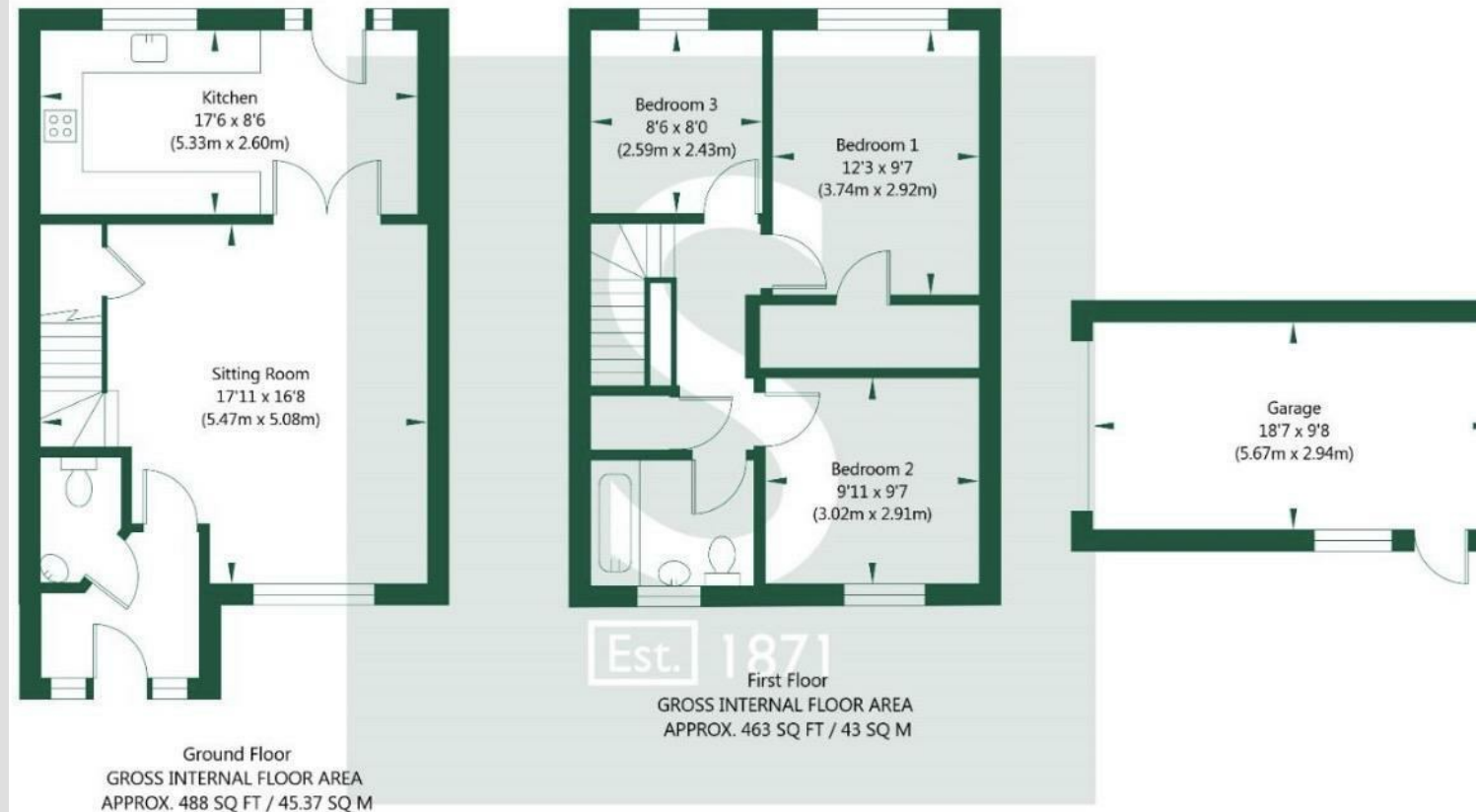
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 951 SQ FT / 88.37 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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