



FIR TREE FARM HIGH STREET
Whixley, York



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FIR TREE FARM HIGH STREET

Whixley, York, YO26 8AW

A beautiful village home which has been the subject of extensive reconfiguration and extension offering splendid family sized accommodation in the centre of the popular village of Whixley.

ACCOMMODATION

Stunning Village Home

Immaculate throughout

Extended and reconfigured accommodation

Five bedrooms

Two bathrooms

Amazing open plan kitchen with lantern roof

Easily managed gardens to three sides with pretty raised patio area

Two useful workshop/stores



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Situation and Amenities

Whixley is an historic village located to the east of the A1, equidistant between Harrogate and York, with a thriving community spirit and a good range of day-to-day amenities including a village shop, church, village hall, public house with restaurant and park. Nearby Knaresborough and Boroughbridge both offer a wider range of facilities, while the historic spa town of Harrogate and the cathedral city of York provide more extensive shopping, recreational and leisure facilities. Communications links are excellent: the nearby A1(M) ensures easy access to both the north and south of the country and the national motorway network, as do the excellent links from Cattel train station which offers regular services to Harrogate, York, Leeds, and central London.

The area offers a wide range of schools for children of all ages both in the public and private sectors, with Kirk Hammerton primary school Queen Ethelburga's College a few minutes drive.





The Appeal of our Home - The vendors insight

We love the age and character of the home. The open fires, wooden beams, big Georgian windows and high ceilings. Whixley is a quiet village with lovely country dog walks and yet it is only a minute from the A59 and the close links to the A1. Cattal station is so convenient being a minutes drive down the road. The house is lovely at Christmas and very atmospheric. The new kitchen has made family life much easier as it is so functional and has created much more space and a fantastic entertaining area.



Description

Fir Tree Farm is a fantastic property that has been updated and extended by the current owners. It offers beautiful accommodation that has been stylishly renovated and enhanced with a stunning open plan living dining kitchen with amazing lantern roof. The accommodation is extremely flexible and offers scope for multi generational living with the provision of a ground floor guest suite encompassing a dressing room and en-suite shower room.

Briefly comprising:

To the ground floor: Entrance vestibule leading to inner hall with stairs off, family room, sitting room, open plan living dining kitchen with huge centre island and extensive range of wall and floor mounted units, stone flooring and french doors leading to the rear garden, pantry and boot room. Off the inner hall is the guest suite and this leads through to the utility area.

To the first floor: Landing leading to three double bedrooms to the front of the house. To the rear is bedroom4/study. There is a house bathroom however this would benefit from updating as the shower is in need of replacement.

Outside: To the front the property has a hedges and walled boundary with wrought iron gate. There is a lawn to either side of the front path. To the side is an attractive patio, perfect for enjoying an evening drink in the sun or alternatively housing a hot tub. To the rear is a further garden area with lawn and patio accessed from a path leading to the rear gate. Beyond this garden is a gated parking space accessed off the shared driveway. To the side of the driveway are two large stores, one of which is currently used as a gym. The vendors have created a gravelled off street parking area to the side of the front garden.

Local Authority and Council Tax

North Yorkshire Band F

Services and other information

Mains Water, Sewerage and electrics are connected to the property. The central heating is LPG

What 3 Words

///retailing.makeovers.land

Viewings

Strictly by appointment with GSC Grays 01423 590500

Fir Tree Farm, High Street Whixley

Approximate Gross Internal Area
2314 sq ft - 215 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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