



FARMHOUSE WITH STABLING, GARDENS AND LAND

SCRIVEN HOUSE, SUTTON ROAD, WIGGINTON, YORK YO32 2RB

Freehold

savills

3 reception rooms • kitchen & utility room • 2 conservatories & study • principal bedroom with en suite • 4 further bedrooms • bathroom • stables, tack room, covered yard • triple garage, garden & about 11.32 acres

Local information

The popular commuter villages of Wigginton and Haxby are set about 4 miles north of York, and are centered around a popular shopping area with supermarkets, independent shops, cafes and the famous Haxby Bakehouse. All conveniences are provided with a dry cleaners, good schools, a church, doctors surgery, duck pond and a number of pubs.

About this property

The perfect house for entertaining or families, Scriven House provides flexible living accommodation with a balance between large family spaces and snug reception rooms.

The kitchen, with Aga is bright and is the heart of this comfortable home, it opens onto a conservatory which houses dining space and comfortable seating area looking across the gardens. A generous drawing room with stunning fireplace and French doors also opens to the gardens on the west of the house.

The main hallway of the house leads to a formal sitting room with fireplace and bay window, and also to a snug with home bar and separate office. A south facing conservatory, utility room and ground floor WC. conclude ground floor accommodation.

Upstairs, there is a smart, triple aspect principal bedroom with en suite shower room, four further double bedrooms and the house bathroom with shower and free

standing bath.

Outside, there is a triple garage, one with a shower room, a stable block with four stables, store and WC.'s, and a larger covered yard, complete with workshop, tack room, rug store six further stables and about 11.32 acres.

Tenure

Freehold

EPC rating = F

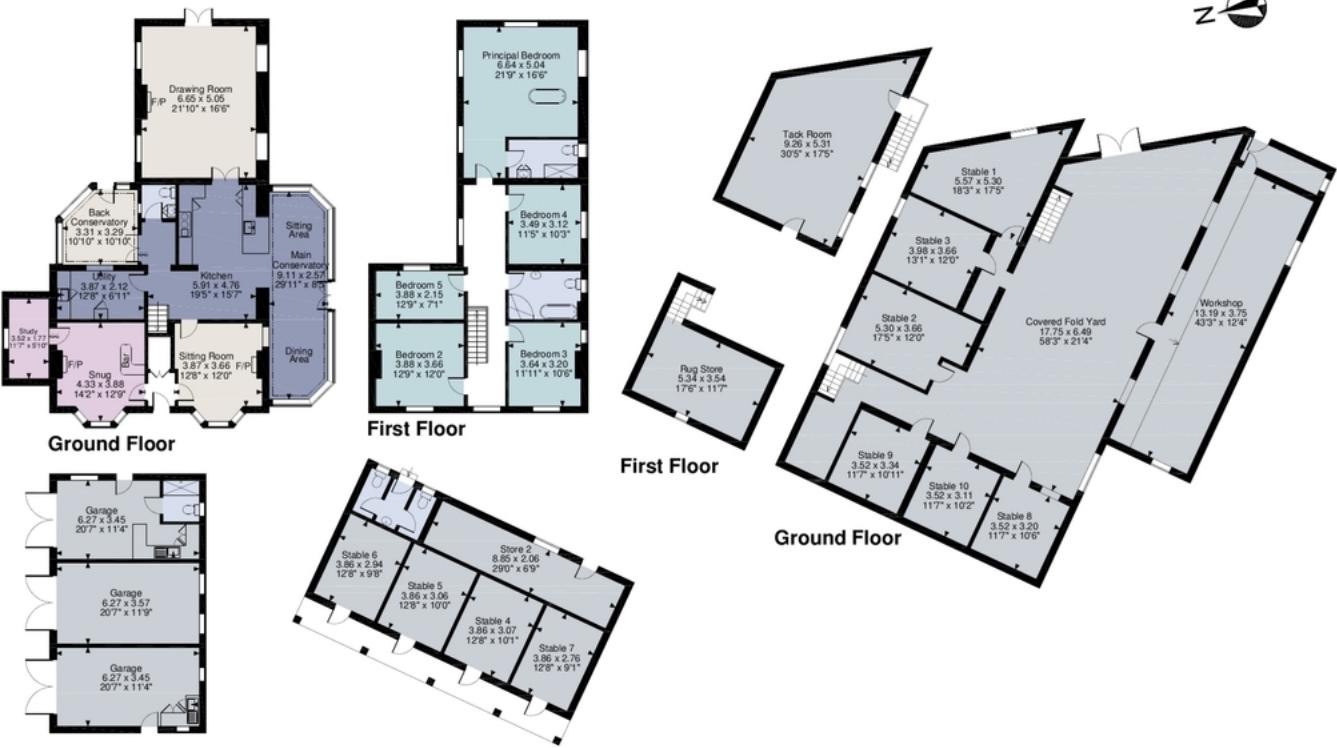
Viewing

Strictly by appointment with Savills

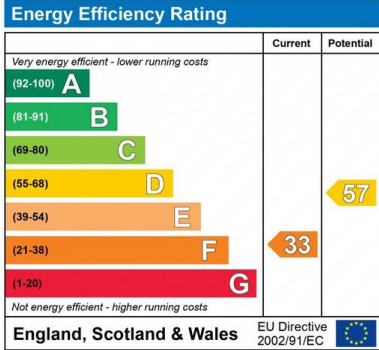




Scriven House, Wigginton, York
Main House gross internal area = 2,823 sq ft / 262 sq m
Garages gross internal area = 727 sq ft / 68 sq m
Stables gross internal area = 4,448 sq ft / 413 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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