



Goodmanham Road, Goodmanham, York, YO43 3HX

FINE & COUNTRY

## SPACIOUS, MODERN HOME WITH STUNNING COUNTRYSIDE VIEWS



This beautifully designed contemporary residence is nestled in the heart of the charming village of Goodmanham, perfectly positioned between Beverley and York. Boasting approximately 3300 sq ft of living space, this home is ideal for those who appreciate modern, open-plan living while enjoying breathtaking views of the surrounding countryside. With a well-thought-out layout, this property offers everything you need for comfortable, luxurious living.

As soon as you step through the door of this remarkable property, you'll feel the exceptional quality and attention to detail that have gone into its design. This isn't just a house—it's a home that perfectly blends modern living with the charm of the English countryside.

One of the first things that will strike you is the expansive open-plan living area. With its floor-to-ceiling glass frontage, this space is all about bringing the outside in. The 37ft x 17ft living, dining, and kitchen area is not only vast but incredibly inviting, bathed in natural light and offering uninterrupted views of the surrounding landscape. Whether you're hosting a dinner party or enjoying a quiet evening with family, this space adapts effortlessly to your needs.

The property's high specification is evident throughout. The oak and glass staircase that greets you at the entrance is just the beginning. Downstairs, you'll find a fully equipped cinema room, perfect for family movie nights or entertaining guests in style. There's also a practical utility room and a cloakroom/WC, ensuring that daily tasks are taken care of with ease.





Moving upstairs, the galleried landing provides a grand entrance to the bedroom suites. The master bedroom is a real highlight, featuring a wrap-around balcony that offers stunning views—imagine waking up to that every morning. The large walk-in wardrobe and luxurious en-suite shower room add to the sense of comfort and convenience.

The additional three double bedrooms are equally well-appointed, with two more bathrooms ensuring that there's plenty of space for family and guests alike. There's also a large storage room on this floor, providing ample space to keep the home tidy and organised.

The outdoor space complements the interior perfectly. The property is set on a 1/3rd acre plot, surrounded by open countryside and grazing paddocks. The outdoor kitchen area is ideal for alfresco dining during the warmer months, while the beautifully maintained garden offers plenty of space for relaxation or entertaining. The private driveway offers multiple parking spaces and leads to a substantial integral double garage, adding to the property's convenience and security.



One of the standout features of this home is its advanced building automation management system. This system controls everything from the air source heating and heat recovery to cooling, lighting, access, and security. It's designed to maximise energy efficiency, making the property not only stylish but also practical and forward-thinking.

Goodmanham is a lovely village, offering the best of both worlds—peaceful country living with easy access to nearby towns like Market Weighton. Local amenities are within walking distance, and the renowned Goodmanham Arms pub is just around the corner, offering a cosy spot to enjoy a meal or a drink with friends.

In summary, this property is a unique find—an exceptional blend of contemporary design, luxurious living spaces, and a stunning countryside location. Whether you're looking for a family home or a place to entertain, this residence offers it all.



## Tenure

The tenure of the property is freehold.

## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





GROUND FLOOR  
1717 sq.ft. (159.5 sq.m.) approx.



1ST FLOOR  
1376 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA : 3094 sq.ft. (287.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

