



STREAM FARM AND STEAM FIELDS, TADCASTER ROAD, SHERBURN IN ELMET
£1,800,000

Carter Jonas

STREAM FARM AND STREAM FIELDS, SHERBURN IN ELMET, LS256EJ

This is an exceptional opportunity to purchase two substantial family homes set within 2.5 acres of stunning grounds near Sherburn in Elmet. This unique offering is perfect for multigenerational living or as an investment for the future, providing a rare chance to acquire properties that cater to a variety of lifestyle needs.

The first property is well-presented and spacious, extending around 4,000 square feet. It features five bedrooms and five reception rooms, making it ideal for families seeking ample living space. Additionally, this home includes a tennis court and an adjoining self-contained flat, which is in need of renovation but offers valuable extra living space for guests or extended family.

The second property, while in need of renovation, offers approximately 2,500 square feet of living space. It comprises four bedrooms with ensuite facilities and three reception rooms situated on the ground floor. This property presents a fantastic opportunity for buyers looking to customize their home to suit their personal tastes and preferences.

Both properties benefit from a shared courtyard that provides easy access between them, allowing for both privacy and communal living. The expansive grounds offer unparalleled views across fields and woodland, creating a serene and picturesque environment. There is a spacious outbuilding ideal for those looking for a 'party room' or external offices for those running a business from home. Stables are located within the grounds for those with equestrian interests. Additionally, a large shed within the grounds currently generates some commercial income, which can be discontinued if desired. There are approximately 12.5 acres of additional land that can be included as a separate negotiation.

Sherburn-in-Elmet is adjacent to the A1 and offers an excellent range of local amenities and is within the catchment areas of highly regarded schools. There is a wider choice of shops and other amenities in the nearby towns of Wetherby and Tadcaster. The area is popular with those requiring ease of access onto the A1/M1 and rail access to Leeds City Centre is easy from the local railway station.

This is a truly unique opportunity to invest in a versatile property with immense potential. Don't miss out on the chance to create your dream living space in such a beautiful setting, where both families and investors can thrive.

TENURE Freehold

EPC BAND To be confirmed

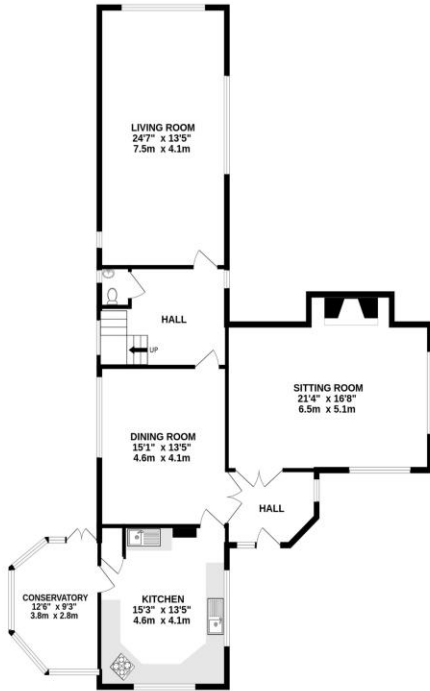
A MINI ESTATE OF 2 SUBSTANTIAL DWELLINGS, A SELF-CONTAINED APARTMENT, OUTBUILDINGS AND EXTENSIVE GROUNDS. SET WITHIN APPROXIMATELY 2.5 ACRES WITH APPROXIMATELY 12.5 ACRES OF ADDITIONAL LAND AVAILABLE.







GROUND FLOOR
1331 sq.ft. (123.6 sq.m.) approx.

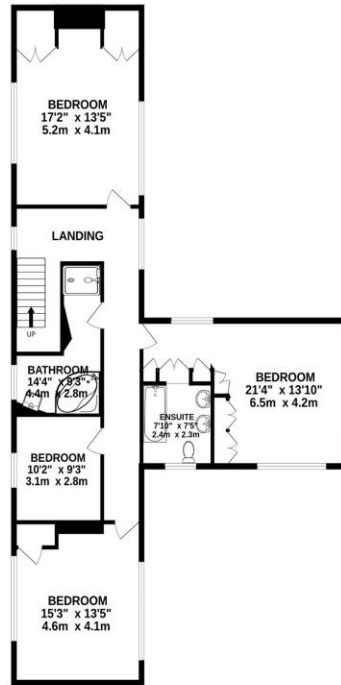


TOTAL FLOOR AREA : 2463 sq.ft. (228.8 sq.m.) approx.

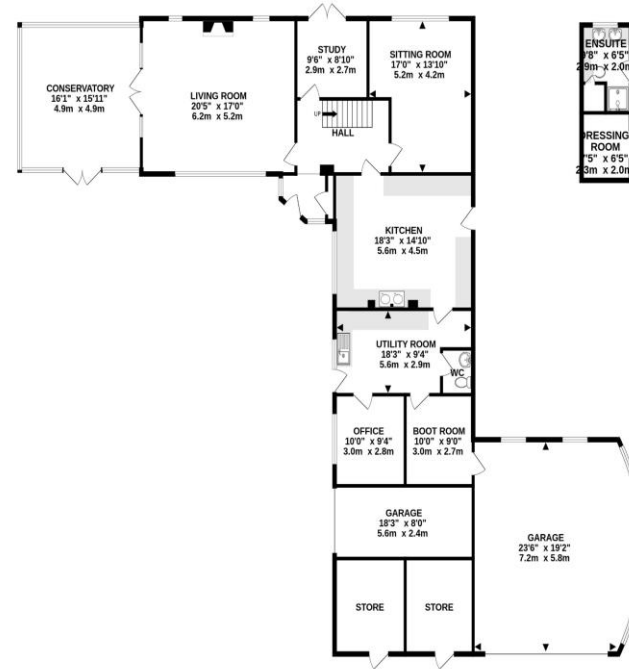
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan 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.

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1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



GROUND FLOOR
2485 sq.ft. (230.9 sq.m.) approx.

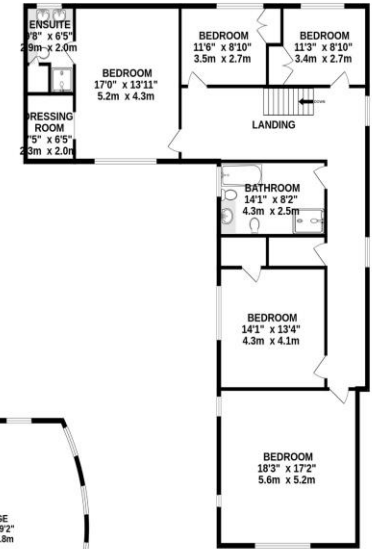


TOTAL FLOOR AREA : 4055 sq.ft. (376.7 sq.m.) approx.

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1ST FLOOR
1570 sq.ft. (145.9 sq.m.) approx.



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Classification L2 - Business Data