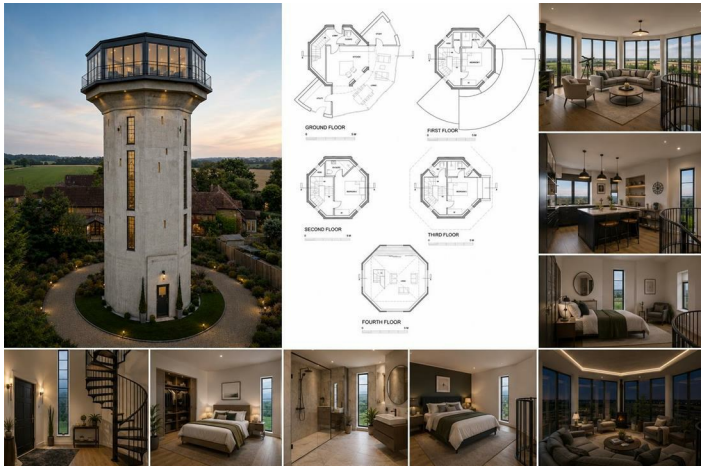


WATER TOWER ENCLOSURE BACK LANE SOUTH
WHELDRAKE, YO19 6AB

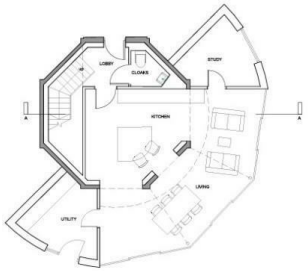
£200,000
FREEHOLD

A rare opportunity to acquire an iconic four storey water tower set within a generous plot in the highly sought after village of Wheldrake, with full planning permission granted to create a truly exceptional family home.

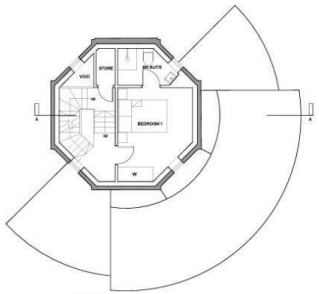
Wheldrake is a popular and well served village offering a range of local amenities, highly regarded primary schooling and excellent transport links to York and beyond. The village also falls within the catchment area for the Ofsted rated **Outstanding** Fulford Secondary School, making it an extremely desirable location.

Planning permission has been granted under application **25/02437/FUL** for the conversion of the water tower into a striking three bedroom residence.

The approved design creates a unique home arranged over four floors, featuring an impressive extended ground floor with an open plan dining kitchen, three double bedrooms each benefiting from their own en suite bathroom, and a spectacular fourth floor living room positioned to enjoy far reaching views across the surrounding countryside. Externally, the plans include a generous private garden together with a detached double garage.

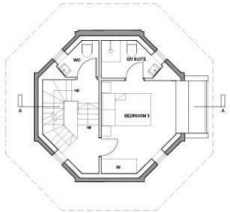


GROUND FLOOR

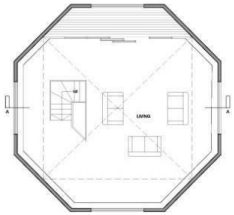


FIRST FLOOR

SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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