



**MICKLETHORPEHOUSE, BLACK DYKES LANE, UPPER POPPLETON**

**£850,000**

**Carter Jonas**

# MICKLETHORPE HOUSE, UPPER POPPLETON, YO26 6PT

Nestled on the edge of the highly desirable village of Upper Poppleton, this impressive double-fronted property offers practical family living with breathtaking views of the surrounding open countryside, the home is situated just 4 miles from the vibrant city of York.

Upon entering, you are welcomed by a spacious hallway leading to the first floor. At the front of the house, the dining room—currently used as a playroom—and the office both feature charming bay windows that frame the picturesque open views. The rear of the home showcases a cozy living room equipped with a log-burning stove and French doors that open into the conservatory. This versatile space offers stunning panoramic views across the open fields and provides easy access to the rear garden. The conservatory flows seamlessly into the well-appointed kitchen, which includes fitted wall and base units, an AGA cooker, integrated dishwasher and microwave, and ample space for a dining table. Completing the ground floor is a separate utility room and a practical cloakroom with a WC.

On the first floor, you will find a luxurious principal bedroom with an ensuite shower room, along with three additional double bedrooms and a single bedroom that can alternatively serve as a study. All bedrooms are serviced by a well-designed house bathroom featuring both a separate bath and shower.

Externally, the property boasts beautifully maintained front and rear gardens, while a shared driveway alongside the home leads to a double garage and off-street parking.

Upper Poppleton is one of York's most coveted villages, this home enjoys easy access to a wealth of local amenities, including shops, pubs, playing fields with a community centre, and a highly-rated school. A railway station within the village offers direct links to York and Harrogate, while the York bypass provides efficient access to the A64 and the A1, making commuting a breeze.

**TENURE** Freehold

**LOCAL AUTHORITY** YCC

**EPC BAND** C

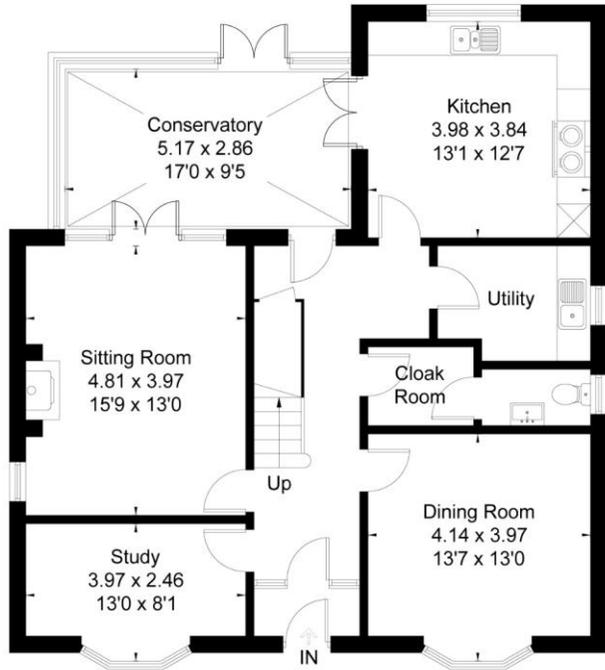
**A SUPERB FAMILY HOUSE OFFERING WELL BALANCED AND PRACTICAL ACCOMMODATION WITH BREATHTAKING VIEWS OVER OPEN COUNTRYSIDE; SITUATED IN ONE OF THE AREA'S MOST POPULAR VILLAGES.**



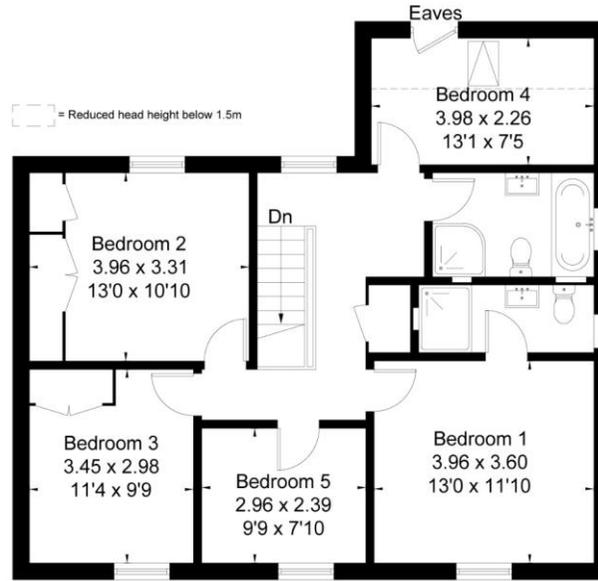




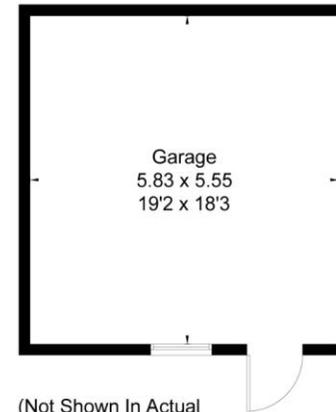
Black Dykes Lane, Upper Poppleton York, YO26  
 Approximate Area = 1998 sq ft / 185.6 sq m  
 Garage = 350 sq ft / 32.5 sq m  
 Total = 2348 sq ft / 218.1 sq m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92357

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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