



**PRIMROSE FARM, DUNNINGTON, YO19 5PE**  
‘Offers Over’ £2,500,000

**Carter Jonas**

Nestled in the charming village of Dunnington, Primrose Farm offers a unique blend of rustic charm and modern luxury. This exquisite property is a remarkable transformation of a collection of traditional farm buildings which have been extended and linked to create a property boasting an expansive living space of just under 6,700 square feet.

As you approach the property, you will be captivated by its private setting and picturesque surroundings, making it one of the finest residences in the area. Inside, the layout is spacious and inviting, featuring a blend of original features and modern finishes. There are several living areas which are designed to maximise natural light, with large windows offering breathtaking views of the property's grounds.

To name just a few of the highlights: the open plan breakfast kitchen is stunning, designed by Chapel Kitchens and featuring a large skylight allowing natural light to flood into the room. The living room includes a striking brick fireplace with a wood-burning stove and a beautiful oak staircase leading up to the galleried landing where the bedrooms are accessed. The drawing room, which is an additional spacious reception area, was formerly used as the leisure wing of the house and still has a swimming pool underneath the floorboards with the potential to reinstate. The house is currently set up as a 5-bedroom property but there is the opportunity to repurpose rooms to create up to 7 bedrooms, including a useful room above the cinema room, which would make an ideal guest suite or staff accommodation. The principal bedroom is particularly special, offering an en suite bathroom and a walk-in wardrobe.

The land extends to just over 2.5 acres, with additional land of around 10 acres available by separate negotiation. Primrose Farm is an equestrian enthusiast's dream, providing ample space for stables, paddocks and riding arenas (subject to the necessary permissions), and benefitting from fantastic hacking in Hagg Wood, just a short ride away. There is also a pond in the centre of the land, which attracts an abundance of wildlife to the area. The private driveway offers parking for several cars in addition to the triple brick-built garage.

The village of Dunnington offers excellent local facilities, including several shops, a post office, doctors' surgery, dental practice, a pub, a bistro, a junior school and is within the catchment area for Fulford Secondary School, as well as being within easy reach of excellent private schools. A village with a real sense of community, Dunnington has sports and cricket clubs and wonderful local walks. There is an excellent bus service and easy access to the A1079 Hull Road, York city centre, the outer ring road and the A64 for travel further afield.

With its idyllic location and versatile use, Primrose Farm is the perfect home for those seeking a luxurious countryside lifestyle, while still being conveniently close to local amenities and transport links.

## A STUNNING HOME THAT BLENDS CONTEMPORARY LIVING WITH HISTORICAL CHARACTER, SET IN JUST OVER 2.5 ACRES WITH FURTHER LAND AVAILABLE SEPARATELY.

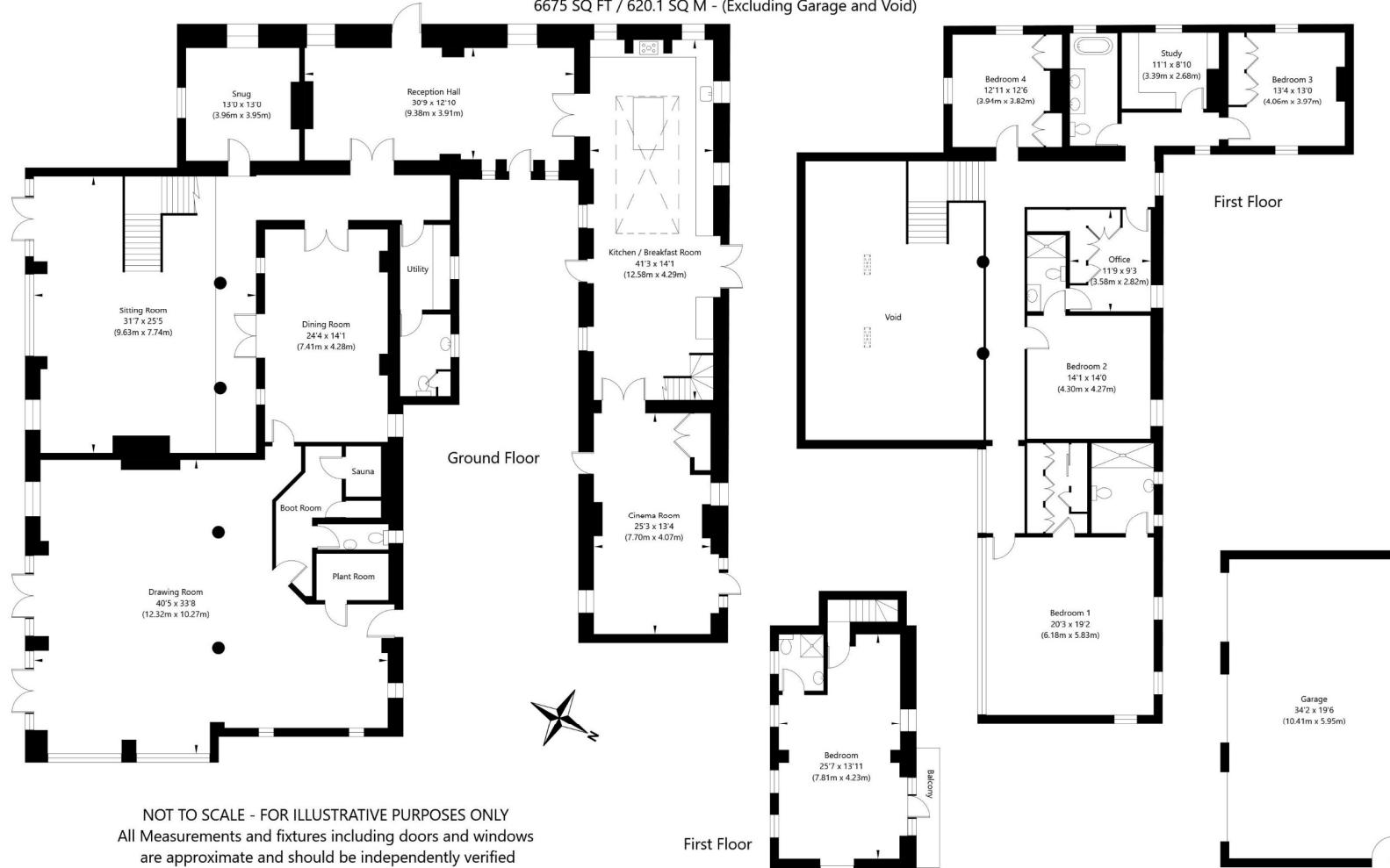






## Primrose Farm, Hagg Lane, Dunnington, York, YO19 7PE

APPROXIMATE GROSS INTERNAL FLOOR AREA  
6675 SQ FT / 620.1 SQ M - (Excluding Garage and Void)



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified  
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