

Easingwold Road, Huby, York

£699,950

Stephensons
estate agents & chartered surveyors

Easingwold Road, York YO61 1HN

Est. 1871

£699,950

A stylish and luxuriously appointed 4/5 bedroom detached home occupying an enviable position on the rural fringes of Huby, a thriving village just 7 miles from York. Beautifully presented throughout, the property offers 3 elegant reception rooms, a study, stunning kitchen, 2 contemporary en-suite shower rooms, landscaped gardens, a gated driveway and double garage.

Believed to have been originally built in the 1950's, extended in the 1980's and comprehensively remodelled and refurbished by the current owners in 2021, this exceptional family home offers approximately 2,392 sq ft of beautifully appointed living space. Ideally positioned just 2.5 miles off the A19 commuter route and only 4 miles from the Georgian market town of Easingwold, it also enjoys easy access to Huby's excellent village amenities including a community run shop and post office, primary school, Cantonese restaurant and a cosy country pub serving great burgers and craft beers.

An impressive 22'6" (6.86m) reception hall with a walk-in coat cupboard provides a striking welcome to this stunning home. From here, doors lead off into an elegant formal dining room with a feature fireplace, a spacious living room with front garden views, a superb home office and a cosy snug with French doors opening onto the beautifully landscaped rear garden.

It should be noted that this highly versatile room has previously served as a ground floor 5th bedroom, complemented by the adjoining walk-in store room which was formerly configured as an en-suite shower room. The original plumbing remains in situ, allowing the shower room facilities to be reinstated with relative ease, should a purchaser wish to do so.

The stunning kitchen has been designed with both family life and entertaining in mind, centred around a substantial quartz topped island with a breakfast bar and complemented by extensive cabinetry, generous preparation space, boiling hot water tap and a range of integrated appliances including a dishwasher, induction hob with Air Force New Moon island cooker hood above and an eye-level double oven and grill. Space for a freestanding fridge freezer and French doors opening onto the garden complete this exceptional space.







Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 61
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.











A well-equipped utility room, cloakroom/WC and generous walk-in larder and store room provide excellent practicality.

Upstairs, the luxurious principal suite enjoys pleasant rural glimpses and benefits from a walk-in wardrobe and a beautifully appointed en-suite shower room. A guest bedroom also features an en-suite shower room, while 2 further double bedrooms are served by a stylish family bathroom complete with a contemporary freestanding bathtub.

Further features include oil fired central heating and double glazing throughout.

Outside, a gated driveway provides ample parking together with an EV charging point. The driveway continues alongside the property (currently enclosed to create an attractive seating area) and leads to a detached double garage with a remote-controlled roller door.

The beautifully landscaped front and rear gardens have been expertly designed to create a seamless extension of the home, featuring elegant porcelain pathways and stylish seating areas, all framed by exquisitely planted, mature flower borders that provide colour and interest throughout the seasons.

The secluded rear garden enjoys an exceptional level of privacy and offers a superb outdoor retreat. A neat lawn is complemented by generous entertaining spaces, creating the perfect setting for al fresco dining, summer gatherings and peaceful relaxation. For those who appreciate homegrown produce, the garden also features an abundance of established soft fruit bushes, including blueberries, blackberries, raspberries and honeyberries together with a carefully selected collection of dwarf fruit trees comprising apple, pear and plum combining ornamental appeal with the pleasure of harvesting your own seasonal fruit.

AGENTS NOTE
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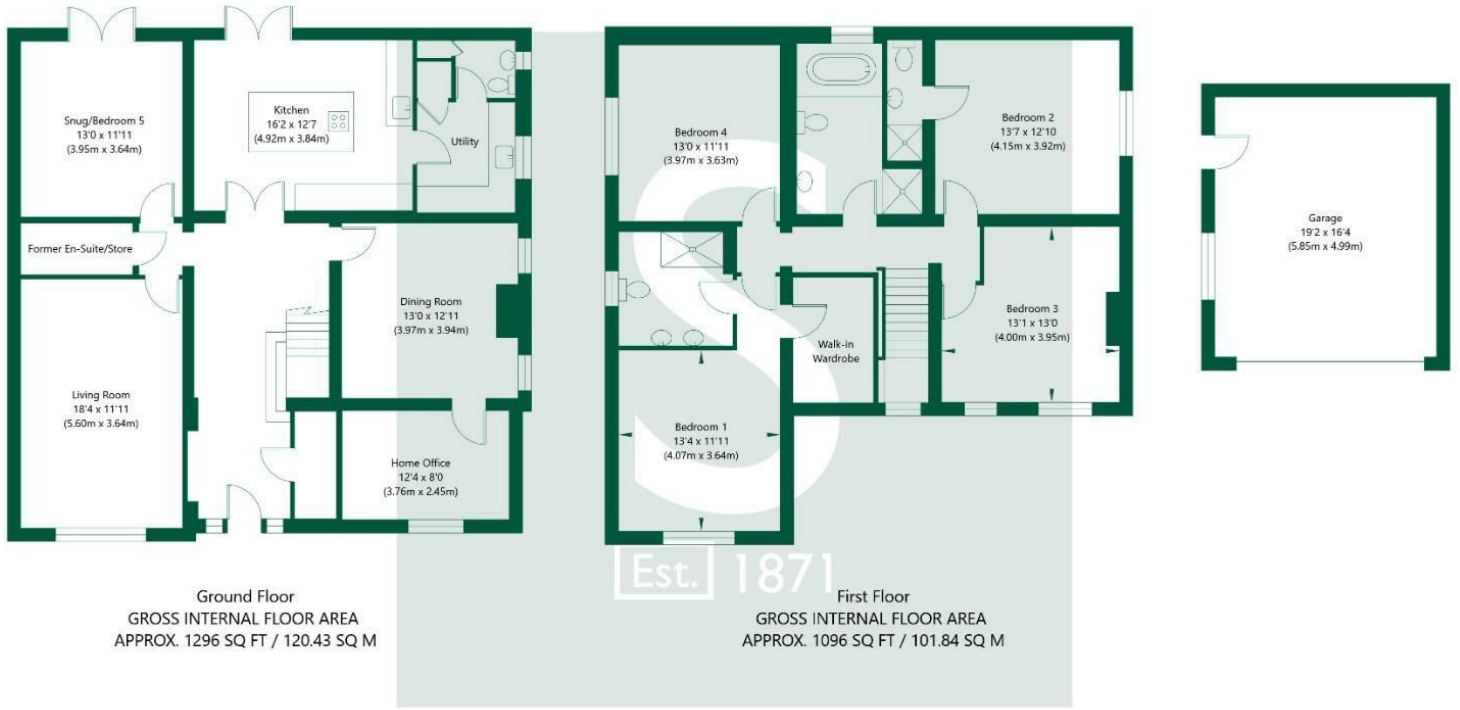
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1296 SQ FT / 120.43 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1096 SQ FT / 101.84 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2392 SQ FT / 222.27 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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