



Newton Road, Tollerton

£475,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

S

Newton Road,
York YO61 1QT

Est. 1871

£475,000

Believed to date back to the late 18th century, this beautifully presented Georgian village home provides around 1,626 sq ft of stylish living space complemented by off-road parking and a delightful rear garden. Just 1 mile from the A19, 4 miles from Easingwold and under 8 miles north of York, this property is perfectly suited for both commuting and countryside living.

Step into a truly exceptional village home where modern luxury and timeless charm combine beautifully. A welcoming reception hall, centred around an elegant original staircase with its striking monkey-tail handrail, immediately creates a wonderful first impression. From here, doors lead into a cosy sitting room with a wood-burning stove and a versatile study or snug with double doors opening onto a charming covered seating area.

Undoubtedly the heart of the home is the magnificent 23'6" long dining kitchen. Rich in period charm, it features tiled flooring, painted beams, a rustic red-brick fireplace and a multi-fuel burning stove. The kitchen beautifully blends heritage with practicality showcasing the original 18th-century bread oven alongside a stunning central island complete with wine rack and breakfast bar. Generous cabinetry, an integrated dishwasher, Rangemaster gas range cooker and Beko American-style fridge freezer complete this superb space.

The ground floor also benefits from a cloakroom/WC and a practical boot room with utility space for both a washing machine and tumble dryer, together with further access to the rear garden.

The first-floor landing, with its beautiful original staircase and ornate handrail, leads to a wonderfully appointed principal bedroom featuring an original cast-iron fireplace and stylish en-suite shower room.



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 68
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.



Three further bedrooms, including 1 with a second Georgian fireplace and another with fitted wardrobes, are all served by a luxurious house bathroom featuring a contemporary freestanding bath and separate walk-in shower.

Additional features include gas fired central heating and double glazing throughout.

Outside, the property continues to impress with off street parking situated within the attractive walled courtyard to the left of the property, shared with adjoining property, The Croft.

The enclosed rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a fabulous covered decked seating area complete with its own bar.

Beyond a 2nd decked seating area is an artificial lawn, raised flower beds and a charming timber seating area.

A screened storage area with 4 timber built sheds provides excellent practical storage while remaining discreetly tucked away.

AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephensons, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.

Partners:

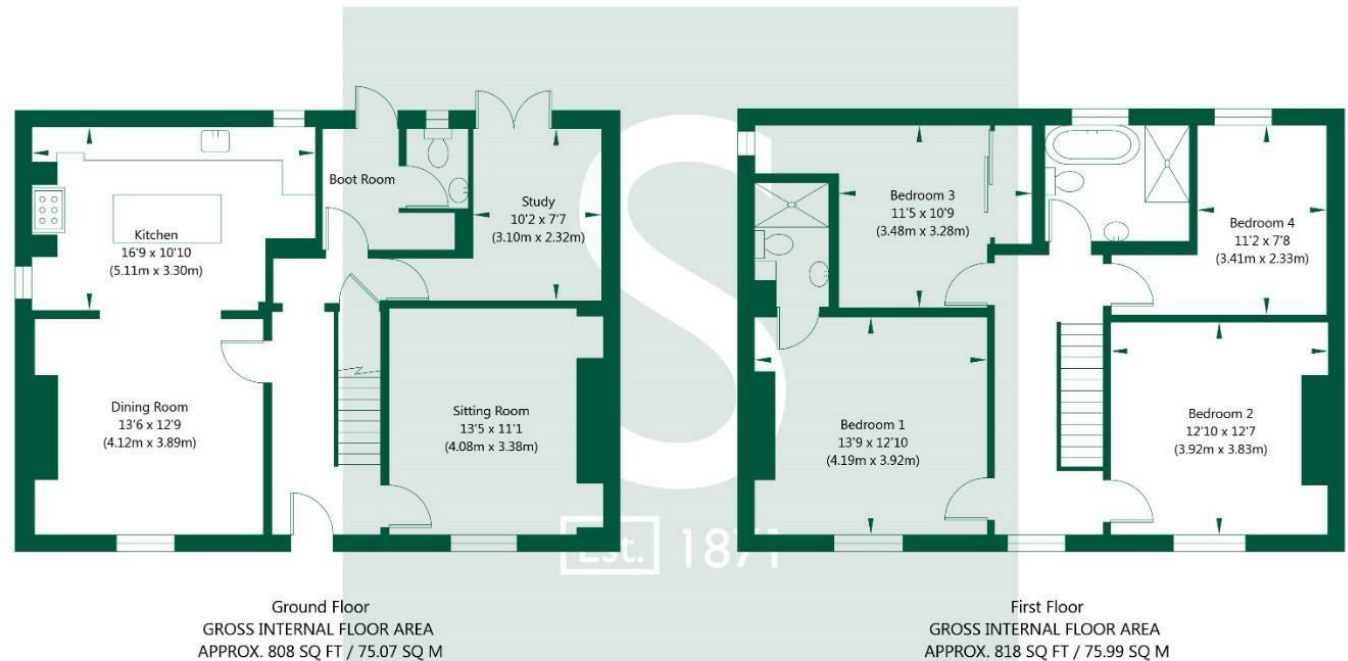
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Newton Road, Tollerton, York, YO61 1QT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1626 SQ FT / 151.06 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2026

