

Highthorne Lane, Husthwaite, York

£675,000

Stephensons
estate agents & chartered surveyors

Highthorne Lane, York YO61 4PL

Est. 1871

£675,000

An exceptional 4 bedroom detached family home situated on the rural fringes of Husthwaite, a charming village only 3.5 miles from Easingwold, 8 miles south of Thirsk and 15 miles north of York. Features include 3 formal reception rooms and a study, bespoke Treske kitchen/breakfast room and 2 stylish bathrooms, complemented by a double garage and a delightful rear garden.

Offered to the open market for the first time in 52 years, this fabulous family home enjoys an enviable elevated position, bordered by rolling countryside and framed by the iconic White Horse of High Kilburn to the rear.

Cherished and thoughtfully enhanced by the current owners since the property was built in 1974, this property combines space and comfort in equal measures with its expansive ground floor living space in a wonderful semi-rural setting. Ideally located less than 2 miles from the A19, Meadow Rise provides the perfect balance of countryside tranquillity and excellent connectivity to York and the surrounding market towns.

A welcoming reception hall with a striking bespoke oak staircase and cloakroom/WC sets the tone for the accommodation beyond. The ground floor flows beautifully, leading to a study with charming rural glimpses, a formal dining room with rear garden views and an impressive 23'6" (6.3m) long sitting room centred around the original sandstone open fireplace. Double doors open into a wonderful garden room, affectionately known by the current owners as the "Sunset Lounge", where delightful garden views and direct access to a paved terrace create the perfect space for relaxation and entertaining.

At the heart of the home lies a beautifully crafted Treske kitchen/breakfast room, enhanced in 2002 with bespoke handmade cabinetry, granite worktops generous storage and a comprehensive range of integrated appliances, combining timeless design with everyday practicality.



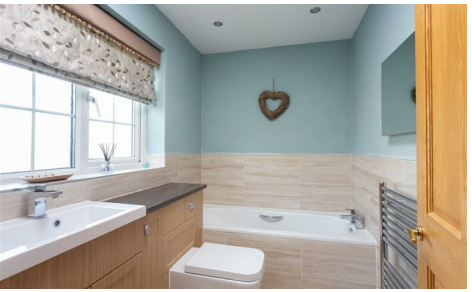




Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 61
Council Tax: G - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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











Beyond the kitchen, a highly useful covered passage links the front and rear gardens while providing access to the double garage and utility room, which retains the property's original kitchen units, now offering a distinctive retro charm.

The first-floor landing enjoys attractive countryside glimpses and leads to a superb principal suite featuring fitted wardrobes, a dressing area and a stylish en-suite bathroom. Three further bedrooms, all enjoying rural outlooks and two benefiting from fitted wardrobes, are served by an equally impressive contemporary and luxuriously appointed shower room.

The property is further complemented by oil fired central heating system and double glazing throughout.

Outside, the front garden is laid mainly to lawn, while a block-paved driveway provides generous parking and access to the attached double garage which benefits from a remote control door.

The beautifully landscaped garden enjoys a high degree of privacy and uninterrupted views across adjoining fields. Established borders, a well-kept lawn and a paved seating terrace combine to create a delightful outdoor sanctuary, perfectly positioned to enjoy the peace and beauty of this spectacular setting.

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.

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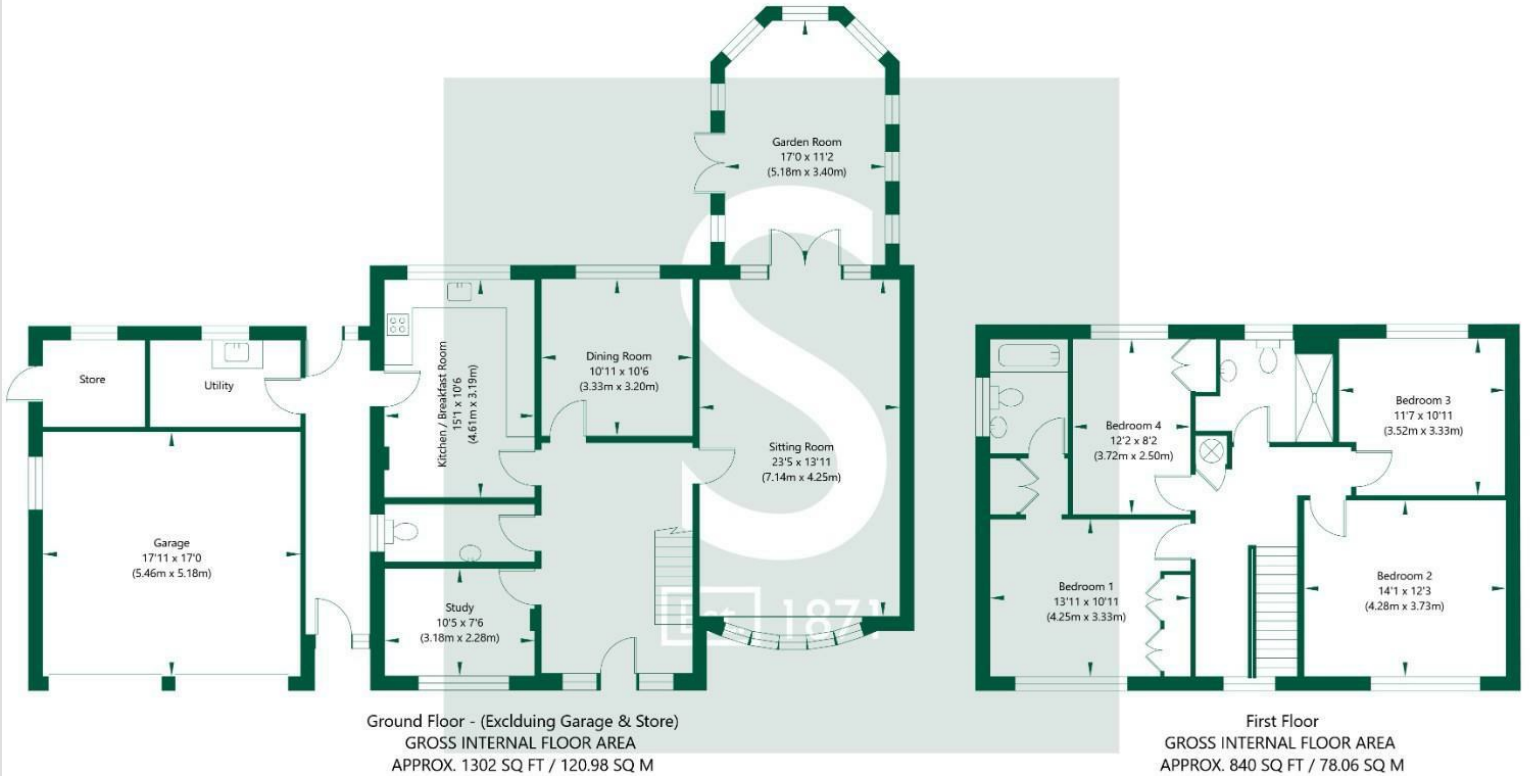
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Ground Floor - (Exclduing Garage & Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1302 SQ FT / 120.98 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 840 SQ FT / 78.06 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2142 SQ FT / 199.04 SQ M - (Exclduing Garage & Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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