

Kilburn, Easingwold, York

£695,000

Stephensons
estate agents & chartered surveyors

Kilburn,
York YO61 4AH

Est. 1871

£695,000

A beautifully presented 5 bedroom detached stone built home with origins believed to date back to the 18th Century, situated in a picturesque village on the edge of the breathtaking North York Moors National Park. Features include 2 elegant reception rooms, a high specification kitchen, 2 bathrooms, a gated driveway, delightful gardens and a double garage.

Believed to date back to the 1700s, this beautifully restored and extended former carter's cottage was comprehensively refurbished by the current owners in 2015. It now offers approximately 2,100 sq ft of characterful and well appointed living accommodation.

The property enjoys an enviable setting within the picturesque village of Kilburn and, like one half of the village, lies within the boundary of the North York Moors National Park, a protected area of outstanding natural beauty renowned for its sweeping heather moorland, deep wooded valleys and 26 miles of dramatic coastline. In total the National Park extends across approximately 554 square miles.

A charming stable style entrance door opens into a welcoming reception hall, where exposed beams and bespoke wrought iron balustrading immediately showcase the home's period character and craftsmanship.

The cosy dual aspect sitting room enjoys views over the front and side gardens and features exposed beams, wall lighting and a Charnwood wood-burning stove creating a warm and inviting living space.

The formal dining room flows seamlessly into a high-specification Howdens kitchen, which provides ample space for informal dining. The kitchen is fitted with an extensive range of quality cabinetry and integrated appliances including an induction hob, eye-level double oven and grill, dishwasher and fridge.

Beyond the kitchen is an exceptionally spacious utility room with additional storage and a personnel door providing direct access to the integral double garage.

The ground floor also benefits from 2 cloakrooms/WCs accessed from the reception hall and the utility room adding practicality for family living and entertaining.







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











The elegant wrought iron balustrading continues on the first floor landing which leads to a generously proportioned dual aspect principal bedroom, a guest bedroom with fitted wardrobes and an en-suite bathroom, 3 further bedrooms and a stylish family bathroom complete with both a bath and separate walk-in shower.

Further features include oil fired central heating, double glazing throughout and oak internal doors finished with attractive pewter door furniture.

Outside, a gated driveway and turning area provide ample off road parking and access to the integral double garage which benefits from a remote controlled door.

The attractive cottage style front garden is planted with mature shrubs and features an original stone built well, adding to the property's historic charm.

The principal gardens are situated to the side of the house on slightly elevated ground and include a well maintained lawn, a paved seating terrace and gated access to a secluded kitchen garden. This productive space features a cedar built greenhouse, storage shed, vegetable beds, soft fruit planting areas and a selection of established fruit trees, making it ideal for keen gardeners and those seeking a self-sufficient lifestyle.

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.

Stephensons

estate agents & chartered surveyors

Partners:

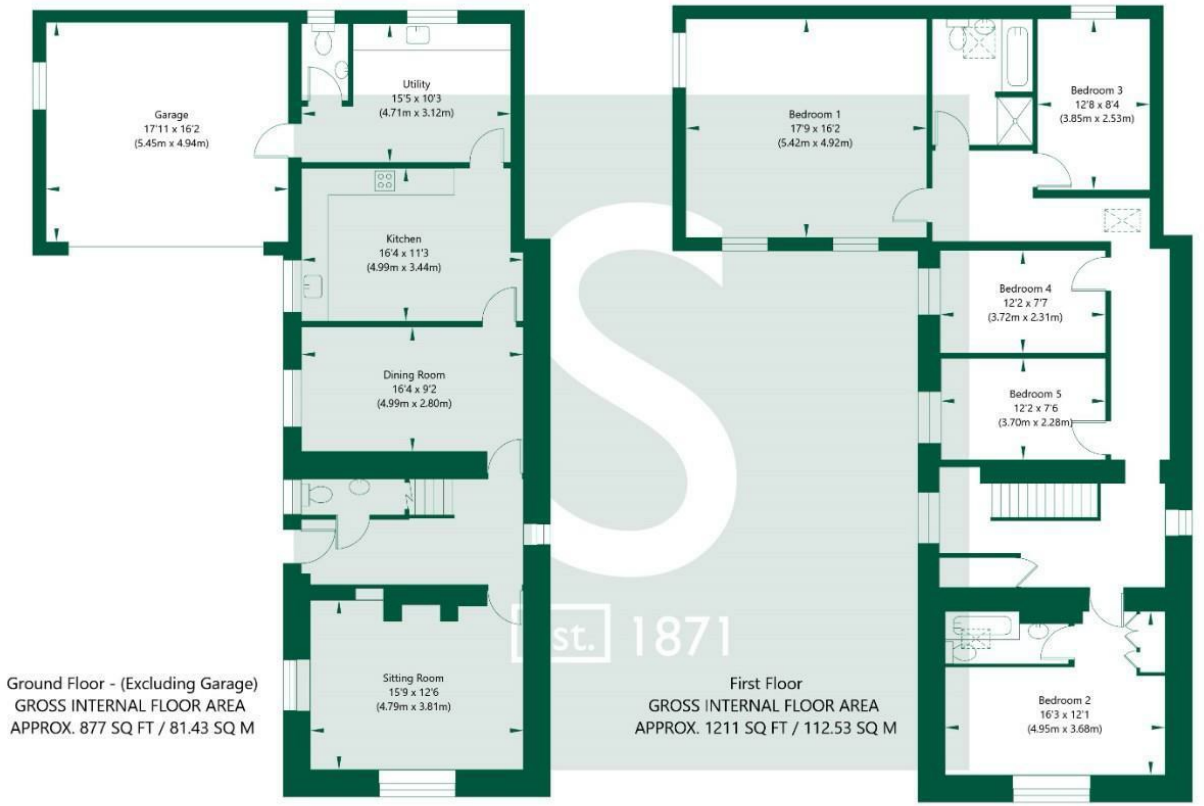
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

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

Kilburn, York, YO61 4AH



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 877 SQ FT / 81.43 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1211 SQ FT / 112.53 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2088 SQ FT / 193.96 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026