

HILLCREST

24 Uppleby, Easingwold, York YO61 3BB

HILLCREST

Beautifully renovated period townhouse with a long, mature garden adjoining parkland, situated on Easingwold's most sought-after street

York 12 miles • Thirsk 12 miles • A1(M) 13 miles • Helmsley 14 miles

Entrance hall • cloakroom/wc • sitting room • kitchen/ dining/family room • utility room

Principal bedroom with en suite bathroom • 2 further bedrooms • house bathroom

Store • garden store • car port

Mature gardens

0.23 acres

For Sale Freehold

Blenkin & Co

ESTABLISHED 1992

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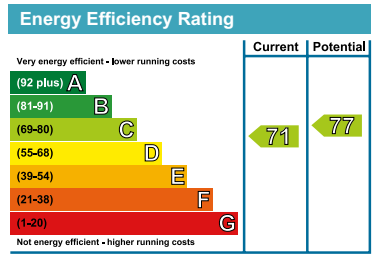
Approximate Gross Internal Floor Area

150.8 SQ M / 1624 SQ FT

(Excluding Car Port, Store & Garden Store)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.





City Country Coast

Uppleby is one of Easingwold's most attractive historic streets, distinguished by its broad, tree-lined green and handsome collection of predominantly Georgian and nineteenth-century houses. Hillcrest on Uppleby occupies an elevated position, with a long, mature garden extending to parkland at the rear. Comprehensively renovated and thoughtfully extended, the house has beautifully appointed interiors and a superb open-plan living space that opens directly onto the garden. The cobbled market square and town centre amenities are just a short stroll away.

- Period townhouse, sitting in nearly quarter of an acre
- Within Easingwold Conservation Area but not Listed
- Beautifully renovated and extended, with contemporary kitchen and bathrooms
- Approximately 1624 sq ft of accommodation, including 3 bedrooms
- Light-filled kitchen/dining/family room opening directly onto the garden
- Oak parquet flooring and underfloor heating throughout the ground floor
- Long, mature garden adjoining the park
- Car port with EV charger and additional parking area to the front
- Within strolling distance of Easingwold's market square and amenities
- No onward purchase





Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Services & Systems: All mains services. Gas central heating. High speed internet. Security lighting.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:
North Yorkshire Council
www.northyorks.gov.uk

Money Laundering Regulations:
Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







Believed to date from the early nineteenth century, Hillcrest is a handsome period townhouse constructed in mellow brick beneath a pantile roof, with sash windows, attractive bay windows and a distinctive carriage archway. The house is attached on either side, although the archway separates it from the adjoining property to one side and provides covered access to the main entrance.

The property has been comprehensively renovated by the current owner, including the addition of a contemporary rear extension designed to make the most of the garden setting. Wholesale improvements have created a thoughtfully updated home that retains its period character, with generous windows fitted with louvred shutters that bring natural light deep into the interiors.

The kitchen/dining/family room forms the heart of the house, a superb open-plan living space illuminated by a large roof lantern and a wall of bi-fold doors opening directly onto the terrace. French doors provide a further connection to the outside, creating a seamless relationship between the house and garden. The room comfortably accommodates a family dining table and an informal seating area alongside a stylish kitchen fitted with painted Shaker-style cabinetry, pale stone worktops, a gas-fired Aga, integrated appliances, space for an American-style fridge-freezer and an industrial-style sink with Quooker tap.

Oak herringbone parquet flooring with underfloor heating extends throughout the kitchen/dining/family room and hall. The entrance hall is particularly spacious, with a rooflight above the staircase drawing natural light into the centre of the house.





Practical support is provided by a large shelved hall cupboard housing the boiler and accessed through double doors, a cloakroom/wc and a separate utility room.

The generous sitting room is situated at the front of the house and enjoys a leafy outlook through its south-facing bay window. The parquet flooring continues from the hall and an exposed ceiling beam adds character, while a traditional fireplace housing a cast-iron gas stove is flanked by fitted cupboards and shelving.

On the first floor, three bedrooms and two bathrooms are arranged around a central landing. The principal bedroom enjoys views along the garden towards Millfields Park and benefits from a walk-in cupboard and an en suite shower room, finished with marble-effect tiling and underfloor heating. The house bathroom is equally well appointed, with a freestanding bath beneath the south-facing window and a separate shower enclosure. The two front bedrooms have attractive vaulted ceilings with exposed roof trusses; one retains a decorative cast-iron fireplace, while the other benefits from fitted wardrobes and a dressing table.

Outside

Hillcrest occupies an attractive, elevated position on Uppleby, overlooking the broad, tree-lined verges. The original carriage archway, which forms part of the property, provides covered access to the entrance and serves as a useful car port for a modest-sized vehicle. It is equipped with security lighting and an electric vehicle charging point, with an adjoining secure store. The house also benefits from a parking area on the verge to the front, an uncommon advantage along this historic street.









The long rear garden is a standout feature, extending away from the house towards the open green space of Millfields Park. Mature trees, established hedging and densely planted borders create a wonderfully leafy setting, with areas of lawn providing open space for family activities.

Adjoining the kitchen/dining/family room is an expansive York stone terrace, part sheltered beneath an oak-framed veranda with a glazed roof. Wide bi-fold doors open directly onto this outdoor living space, creating an effortless connection between the house and garden. The covered terrace provides an attractive setting for outdoor dining and entertaining.

Beyond the terrace, the garden extends northwards, with a stone path leads towards the far end, where the open lawn gives way to a more secluded, leafy setting beneath mature trees. A garden store is discreetly positioned here, and a gate opens directly onto the park, a wonderful extension to the garden setting and a particularly valuable amenity for dog owners, walkers and families. The park offers extensive recreational grassland, woodland walks, wildflower meadows and a network of footpaths, and is home to the popular Millfield parkrun.







Environs

Easingwold is a cherished North Yorkshire market town centred around an attractive cobbled Georgian market square, with a thriving community and an excellent range of independent shops, cafés, restaurants and everyday amenities. No. 24 is situated on Uppleby, one of the town's most historic and desirable residential streets, within easy walking distance of the town centre. There is a good choice of local schooling, with further state and independent educational options available in the surrounding area.

Easingwold is conveniently positioned for access to York, Thirsk and the wider North Yorkshire region. The A19 bypasses the town, providing good road connections, while regular bus services link Easingwold with York, Thirsk and Helmsley. Mainline railway services are available at York, Thirsk and Northallerton.

Directions

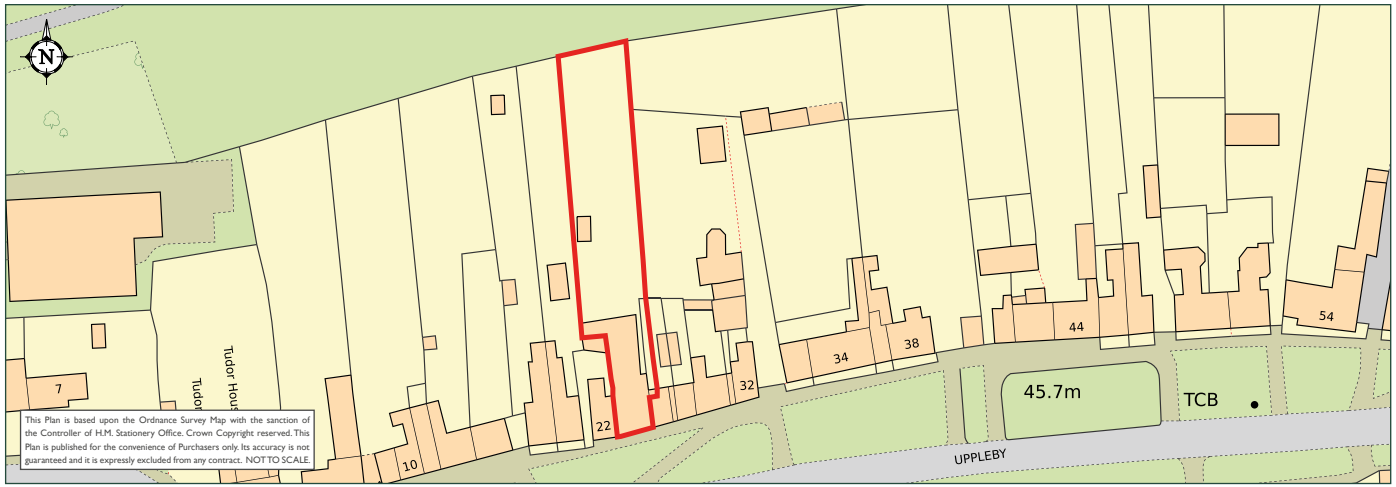
Heading eastward on the rising hill of Uppleby, No. 24 Uppleby can be found on the left hand side, easily identified by its carriage archway.

What3words: ///conveying.engaging.armful

Viewing

Strictly by appointment.





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