



VERITY
FREARSON

OUSEHOLME, THORPE UNDERWOOD, YO26 9ST

GUIDE PRICE £630,000

OUSEHOLME,

Thorpe Underwood, YO26 9ST

A fantastic opportunity to purchase this stunning and most individual four-bedroomed property with large garden, enjoying a beautiful and enviable elevated position overlooking the River Ouse, close to the attractive hamlet of Thorpe Underwood, which lies between Harrogate and York.

This impressive home has been extensively remodelled and extended to reveal stylish and generous accommodation including sitting room and large open-plan living kitchen with bi-folding doors which lead to an extensive elevated decked area, four double bedrooms and two bathrooms. To the rear, a generous lawned garden with fruit trees leads down to the river frontage, with riparian and mooring rights.

The flexible accommodation is ideal for modern-day family living and has been finished to an exceptionally high standard. An internal inspection is recommended to appreciate the quality of the accommodation together with the truly stunning setting of this very unique property.



Living Kitchen · Sitting Room · WC

4 Bedrooms · Bathroom

Off-Road Parking · Large Garden







ACCOMMODATION

GROUND FLOOR

With under-floor heating throughout.

RECEPTION HALL

With oak flooring, storage cupboard and under-stairs cupboard.

SITTING ROOM

Windows to front and side, oak flooring, floor-to-ceiling cupboards providing an excellent storage facility. Feature wall-mounted glass panel heater.

LIVING KITCHEN KITCHEN AREA

A stunning open-plan living kitchen incorporating a range of modern wall and base units with granite and American walnut work surfaces and breakfast bar. Integrated Siemens appliances including induction hob with extractor hood above, integrated electric oven and combination oven, dishwasher, and space for fridge / freezer.

LIVING AREA

Large open-plan living and dining area with oak flooring and Aduro wood-burning stove. Windows to side and glazed bi-folding doors leading to -

EXTENSIVE ELEVATED DECKED AREA

(Measuring approximately 9.5 x 3.5 metres.) Providing an excellent seating and entertaining area.

WALK-IN WET ROOM

Modern white suite comprising low-flush WC, washbasin with vanity unit and power point, and shower. Tiled walls and tiled floor with under-floor heating. Heated towel rail and bespoke mood lighting.

Cantilevered, floating staircase with American oak treads leads to the first-floor accommodation, with window to rear and glass balustrade.

FIRST FLOOR LANDING

Oak flooring and Velux sun tunnel.

BEDROOM 1

Window to front enjoying panoramic, uninterrupted views, skylight window to side, slim-line electric heater and oak flooring.

BEDROOM 2

Window to rear enjoying panoramic views over the garden, river and countryside beyond. Skylight window to side, slim-line electric heater and oak flooring.

BEDROOM 3

Skylight windows to side, slim-line electric heater and oak flooring. Access to loft space.

BEDROOM 4

Skylight window to side, slim-line electric heater, oak flooring and large eaves storage.

BATHROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, bath and walk-in shower. Heated towel rail. Tiled walls and tiled floor with electric under-floor heating.

FLOOR PLAN



Total Area: 173.9 m² ... 1872 ft²

All measurements are approximate and for display purposes only.
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Outside

To the front and side, the property has gravelled driveways providing ample parking and wood store. Substantial Iroko decking to the rear wraps around the side of the house. The timber garden shed has provision for power, light and plumbing facilities.

Under the house there is extensive storage, which also houses the water treatment facility.

To the rear, steps lead down to a generous lawned garden which has direct access to the river at the end of the garden. This beautiful lawned garden has fruit trees and a paved sitting area, and there are full fishing and mooring rights.

Agents Note

The property is of traditional cavity wall construction with cedar wall cladding and cedar shingle roof tiles.

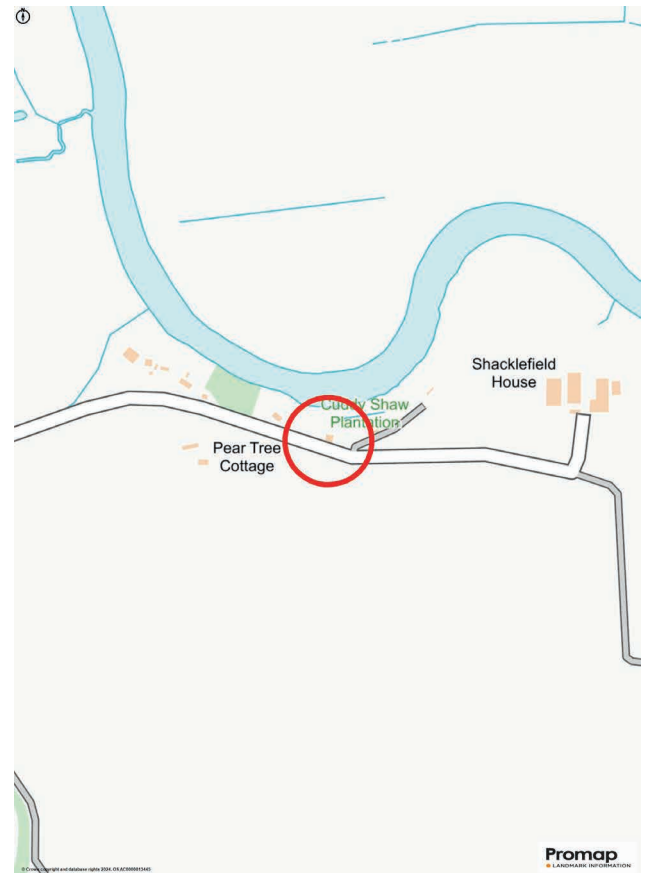
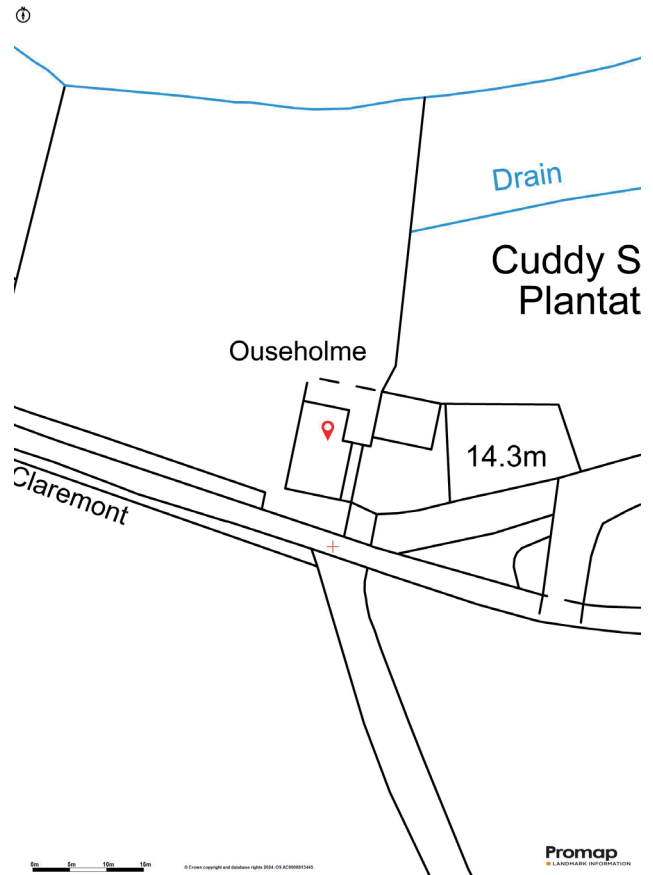
Services

There is only electric - no gas - water is from a bore hole - sewage is via a septic tank
TM 27.06.2024

Tenure

Freehold

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		101
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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