Edgewold, Easingwold Road, Huby, YO611HJ
Guide Price £575,000
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Mileages: Easingwold 4 miles, York City centre 11 miles (Distances Approximate).

Enjoying a private position within this highly popular village, an attractive 3 Bedroomed inter war double fronted detached Village house with a generous south facing part wooded garden, a range of stables, general purpose building and 3 level grass paddocks, highly accessible onto the A19 for easy access to York, Teeside and Leeds

With oil fired central heating and UPVC double glazing.

Verandah Porch, Entrance Lobby, Sitting Room, Dining Room, Breakfast Kitchen, Utility Room, Shower Room/WC, Side Porch

First Floor Landing, Principal Bedroom with En Suite Shower Room, 2 Further Bedrooms, House Bathroom

Front Garden, plenty of off-road Parking, Good Sized Rear Garden, Wooded Copse, Grass Pony Paddocks, General Purpose Building, Stables Hay Store, Lorry hard standing

In all 2.60 Acres
Enjoying a delightful position within the highly popular and accessible village of Huby, with ease of access to the A19

EDGEWOLD is an attractive individual inter war detached double fronted 3 Bedroomed Family House, having significant opportunities to extend, set within generous south facing part wooded gardens and with the added advantage of having a rectangular hard standing area suitable for horse boxes/lorry, with a range of timber built stables, hay stores and a steel portal framed General Purpose Building, extending to 865 sq. ft. (80 m²) and 3 level grass paddocks.

From beneath an entrance canopy a 4 panelled ENTRANCE DOOR with glazed fan light opens to a RECEPTION LOBBY.

On one side is a DINING ROOM with square bay window overlooking the established front gardens and French doors leading to the rear gardens. Attractive Adam style cast fireplace with open grate, quarry tiled hearth, wide mantel and column, ceiling rose and coving to ceiling.

Separate FAMILY ROOM with square bay window, Adam styled pine fireplace with cast open grate, pretty tiled slips and quarry tiled hearth, flanked by fitted display shelves to the alcoves with cupboards under and inner door to:

BREAKFAST KITCHEN comprehensively fitted with a range of cupboard and drawer wall and floor units, complemented by beech preparatory work surfaces, cream tiled mid range, inset 4 ring Bosch induction hob, adjoining double oven, extractor, dishwasher, refrigerator, window to the side elevation enjoying a southerly aspect over the garden, dresser style fitting with beech work surface, flanked by glazed display cabinets with cupboards under and useful Walk-in shelved under stairs pantry.

UTILITY ROOM with a 1 ½ bowl stainless steel sink unit with side drainer and swan mixer tap, beneath a UPVC double glazed window overlooking the south/west facing enclosed lawned gardens, adjoining granite effect preparatory work surfaces, tiled mid range, glazed display cabinets, wine rack, range of cupboards, space and plumbing for a washing machine, further space for a dryer and upright fridge/freezer,
and inner door to:

SHOWER ROOM with corner shower cubicle with plumbed shower and ¾ height tiling, wall hung wash hand basin, low suite WC, vertical heated towel radiator and tiled floor.

SIDE PORCH with beech work surfaces with cupboards and exterior stable style door to drive and gardens.

From the Reception Lobby, a wide staircase and hand rail leads up to the FIRST FLOOR LANDING with linen cupboard and loft access.

The large well-proportioned MASTER BEDROOM enjoys south westerly views over the gardens and adjoining farmland.

LUXURY EN SUITE SHOWER ROOM with replacement white suite comprising walk-in double shower with plumbed shower, full height tiling, vanity basin with mirror over and cupboards under, low suite WC and window to the side elevation with views to the south towards farmland.

The second BEDROOM is a through room, having a pleasant outlook over the established front gardens and to the rear over the established gardens to the west, and tiled fireplace.

BEDROOM 3 has a recessed wardrobe and leaded UPVC double glazed window overlooking the established gardens.

The FAMILY BATHROOM has a coloured 3 piece suite comprising shaped and panelled bath with tiled surround, pedestal wash hand basin and low suite WC.

OUTSIDE

Edgewold enjoys a private position set well back from Easingwold Road behind an established Hawthorn/Privet hedge.

A gravelled driveway sweeps into the front providing plenty of off-road parking and past the house through a 5-bar gate and continues through the woodland to the paddocks. Immediately at the side and rear is a patio area and generous rear lawned garden with mature borders stocked with, roses, laurel, buddleia holly, with a summerhouse. Oil storage tank.

Beyond is an established orchard and wooded copse, with mature trees including plum, apple, silver birch, conifer, laburnum, cherry, holly and beech trees.

The driveway continues past the house through a 5-bar gate to a rectangular hardstanding suitable for horse boxes, wagons etc. and a range of outbuildings including a purpose built general purpose building (44'6 x 19'6) of steel portal frame construction with concrete floor, Yorkshire boarded and concrete walls, with light and power and sliding doors to front.

A 3 Bay Pole housing 3 Stables, 2 Hay Stores, a turn out foaling paddock and 3 level raised grass paddocks (2 having water supply).

In all 2.61 acres (1.06 hectares)
LOCATION
Huby is a conveniently located village approximately 4 miles south east of the Georgian market town of Easingwold and 11 miles north of York city centre. The village and surrounding areas are well served with a shop, school and recreational facilities and there is good road access via the A19 trunk road to the principal Yorkshire centres including those of Thirsk, Northallerton, York and Leeds.

POSTCODE
YO61 1HJ.

COUNCIL TAX BAND – E

TENURE
Freehold.

SERVICES
Mains water, electricity and drainage, with oil fired central heating.

DIRECTIONS
From our central Easingwold office, proceed south along Long Street and turn left onto Stillington Road. Take the first turning right sign posted Huby, proceed for some distance, whereupon Edgewold is positioned on the right-hand side, identified by the agents ‘For Sale’ board.

VIEWING
Strictly by prior appointment through the selling agents, Williamsons
Tel: 01347 822800
Fax: 01347 824008
Email: info@williamsons-property.com