

N A I S H
E S T A T E A G E N T S



Y O R K
E S T . 1 9 3 9



19 Pasture Lane, Hovingham

Hovingham, York, YO62 4JT

£595,000



19 Pasture Lane, Hovingham

Hovingham, York, YO62 4JT

£595,000



The development was built in 2013, and offers an ideal setting for families, and those seeking peace and quiet for retirement. Located on the edge of the Howardian Hills, Hovingham is a charming village that exudes quintessential English countryside charm. With its picturesque stone cottages, central estate hall, 19th century church, rolling green hills and tranquil atmosphere, Hovingham is the perfect destination for those seeking a peaceful escape from the hustle and bustle of city life.

The village is located approximately 15 miles north of the city of York, and offers a michelin-starred restaurant, a coffee shop, a bakery, a hotel and a village shop, all within strolling distance of the property. Popular with walkers and cyclists, open countryside is accessible in all directions.

This beautiful property is entered to the front, and features a well-presented grassed area and off-street parking. Additional parking is available on street in this secluded cul-de-sac.

Internally the property is in excellent condition, wonderfully presented and ready for new owners to move in and enjoy. The kitchen-diner features shaker style cabinets and wall units, integrated appliances and a range oven. The kitchen leads into a spacious and bright lounge area, where the feature fireplace is finished with a beautiful log burner. The house has a simple flow allowing for easy country living, while working from home is an option with a versatile office/snug and fibre broadband.

The ground floor of the property offers plumbed

underfloor heating, with radiators and heated towel rails supplying the remainder of the property. The first floor of the property provides three excellent double bedrooms with fitted wardrobes, and a house bathroom, each tastefully decorated. The primary bedroom has a fully tiled en-suite with walk in shower and glass enclosure. There are two further double bedrooms on the second floor of the property, both with fitted wardrobes, and an additional bathroom.

To the rear of the house is a stunning patio area and garden laid to lawn. The garden is south-east facing, and looks directly over farm fields providing the perfect space to relax and unwind. There is a single garage with boarded storage space and a log store accessed under a flying freehold. The heating is provided by an air source heat pump located behind the garage. Due to the popular location, stunning views and beautiful style of this property, viewings are strictly through Naish Estate Agents only.

Video of the property is available on property portals. If you need to sell a property in order to purchase, please contact us regarding a free market consultation and valuation. Follow 'NAISH' Facebook page for more details.



Road Map



Hybrid Map



Terrain Map



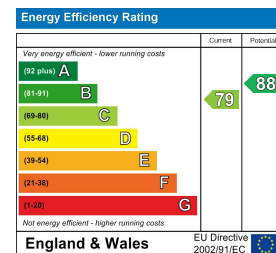
Floor Plan



Viewing

Please contact our Naish Estate Agents Office on 01904 653564 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.