



## Two Hoots, Tollerton Road

Huby, YO61 1HX

Offers Over £825,000



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Located in the highly regarded village of Huby, Two Hoots is a truly stunning five bedroom family home built by Northmead Developments in 2018. This delightful and high quality home offers a modern and spacious interior set over three floors, over 2,400sq ft, with many bespoke features. With a beautifully fitted 'Schuller' kitchen with high spec appliances, a stunning breakfast island with 'Dekton' worktop, this space is ideal for families. The living space offers a light and airy feel, whilst benefiting from underfloor heating and a 7kw log burner ideal for those cosy winter nights. For the warmer evenings there are double bi-fold doors opening out onto the generous sized garden. A covered outdoor kitchen area is the main outdoor feature, with space for a hot tub and a useful home gym with it's own kitchen and WC. The outdoor space is perfect for those who love to entertain. The property also comes with a useful garage providing ample storage and plenty of secure parking to the front of the property which can be accessed via the electronic remote gates. The property also benefits from super fast broadband, KarnDean flooring to most of the ground floor and high quality fixtures and fittings throughout. A truly perfect home in an idyllic village location!

- A TRULY BESPOKE FIVE BEDROOM FAMILY HOME BUILT BY NORTHMEAD DEVELOPMENTS
- SPACIOUS MASTER BEDROOM WITH HIGH QUALITY FITTED FURNITURE
- SECURE ELECTRONIC GATES WITH PLENTY OF PARKING AND SENSOR OUTDOOR LIGHTING
- A FANTASTIC VILLAGE LOCATION!
- GARAGE AND ADJOINING GYM/STUDIO WITH KITCHENETTE AND WC
- GORGEOUS OPEN PLAN KITCHEN/DINING/SNUG WITH BI-FOLD DOORS
- UNDERFLOOR HEATING TO GROUND FLOOR
- COVERED ENTERTAINING AREA WITH OUTDOOR KITCHEN
- SPACIOUS EN-SUITE BATHROOM WITH QUALITY FITTINGS
- VELUX WINDOWS TO SECOND FLOOR ROOMS WITH AUTO CLOSE RAIN SENSORS

## Entrance Hall

Understairs storage, composite door to the front aspect, underfloor heating with zone control, stairs to the first floor, decorative panelling, KarnDean flooring and two double glazed windows to the front aspect.

## Study

12'2 x 9'10 (3.71m x 3.00m)

Double glazed window to the front, telephone point, built in seating and cloakroom area.

## Living Room

21 x 15'2 (6.40m x 4.62m)

Inset wood effect gas Butane fire, two double glazed windows and TV point and double doors leading to the dining area.

## Guest Cloakroom/WC

6'4 x 5'3 (1.93m x 1.60m)

Extractor fan, double glazed window to the side aspect, large wall mounted wash basin with storage beneath, low flush WC, part tiled walls and Karendeian flooring.

## Utility

9'5 x 11 (2.87m x 3.35m)

Double glazed window to the front aspect, stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine, space for dryer, (designed at a manageable height) composite glazed door to the side aspect, bespoke wall and base units and part tiling to walls.

## Kitchen Area

26'6 x 30'5 (8.08m x 9.27m)

A stunning hand crafted 'Schuller' design kitchen with Silstone worktop,

the central island unit with 'Deckton' top, with built in high spec 'Neff' steam oven with warming drawer, combo microwave, induction hob, extractor hood with remote control, integrated fridge, freezer, dishwasher with projected time onto the floor and sink unit with 7 litre Quooker hot tap, double glazed window to the side aspect.

The sitting and dining areas benefit from KarnDean flooring, underfloor heating and two sets of bi-fold doors opening onto the garden. The lounge/dining area also benefit from a 7kw log burner, TV point and lantern roof window.

## First Floor Landing

Build in airing cupboard housing the water tank, part panelling to the walls, double galzed window to the front aspect and stairs to the second floor landing.

## Master Bedroom

25 x 15 (7.62m x 4.57m)

A lovely size bedroom with radiator, double glazed window to the rear aspect, vaulted ceiling, two skylights with electric remote LCD control box, black out blinds and auto close rain sensors, bespoke fitted wardrobes and bedside cabinets made by RM Interiors of Malton.

## En-Suite

5'2 x 8'4 (1.57m x 2.54m)

Double Shower with rainfall head and attachment, heated towel rail, touch light, sensor mirror, with shaver point, wall mounted wash basin with storage beneath and low flush WC double glazed side window.

## Bedroom Two

15'6 x 11'3 (4.72m x 3.43m)

Radiator, double glazed window to the front aspect and built in wardrobe.

Tel: 07515763622

### Jack and Jill Bathroom

5'4 x 8 (1.63m x 2.44m)

Double shower with rainfall head and attachment, wall mounted wash basin with storage beneath, low flush WC, part tiled walls, extractor fan, double glazed window to the side aspect and LED mirror with shaver point.

### Bedroom Three

15'4 x 9'10 (4.67m x 3.00m)

Double glazed window to the rear aspect, radiator and built in wardrobe.

### Bedroom Four

11'2 x 10'7 (3.40m x 3.23m)

Radiator and double glazed window to the front elevation.

### House Bathroom

7'5 x 6'1 (2.26m x 1.85m)

Large built in bath, low flush WC, wall mounted wash basin with storage beneath, extractor fan, double glazed window to the side aspect, heated towel rail, part tiled walls.

### Second Floor Landing

Radiator and Velux window.

### Bedroom Five

16'1 x 12'10 (4.90m x 3.91m)

Storage in the eaves, radiator, Velux window, TV point and sloping ceilings.

### Shower Room/ Bathroom

10'7 x 8'6 (3.23m x 2.59m)

Bath, low flush WC, double walk in shower with rainfall head and separate attachment, part tiled walls, Velux window, wall mounted wash basin, built in cupboard and shelving, heated towel rail and extractor fan.

### Garden Room/Gym/Studio

18'1 x 9'9 (5.51m x 2.97m)

Double glazed window to the side, bi-fold doors out to the garden, kitchen area with sink and space for a fridge.

There is also a 'Saniflow' WC with wash basin and extractor fan.

### Garage

18'6 x 9'9 (5.64m x 2.97m)

Electric roller shutter door, light and power, skylight and pitched roof for additional storage. (Not suitable for a car to access)

### Exterior

The property is enclosed by fencing and an evergreen laurel hedge, which has been installed for all year round privacy. There is an electronic gate, operated by remote fobs and key codes with additional pedestrian access button. The fencing benefits from downlighters which are connected to photo sensor-auto turn on at dusk controls along with the main house outdoor lights, whilst the drive and parking area is laid with square cut stones for minimal movement.

The rear of the property offers a stunning lawned garden with Indian stone flagged paved areas and a covered outdoor kitchen, ideal for entertaining. The space also enjoys an outdoor fridge and burner and outdoor power suitable for a large hot tub.

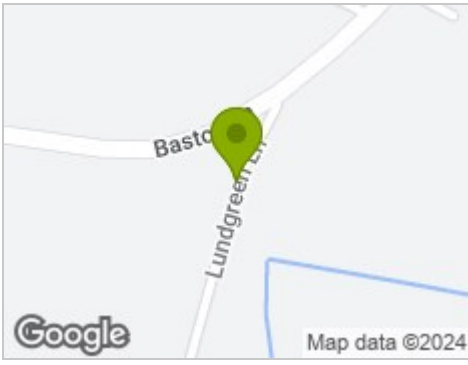
The garden is well presented with plenty of space and everything you would need for the perfect family home.

### Huby

Huby is a quiet and peaceful village in North Yorkshire situated about nine and a half miles north of York and five miles south-east of Easingwold. Huby has two pubs which are The New Inn and The Mended Drum. The latter regularly puts on live music events coupled with themed food offerings from around the world. The village has a community run grocery shop, fish & chip shop, a Chinese restaurant (with its own ice cream parlour!) and in the adjoining village, an Italian restaurant. The village also benefits from a bus regular bus service into York and surrounding villages. Huby benefits from a strong community with a new sports pavilion set to be built this year. Annual community run events such as Hubyfest in the summer have proved a great attraction for residents locally with live music and great food. The primary school in Huby is rated as 'Good' in all areas.



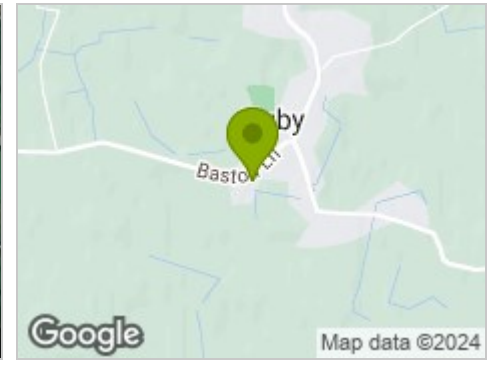
## Road Map



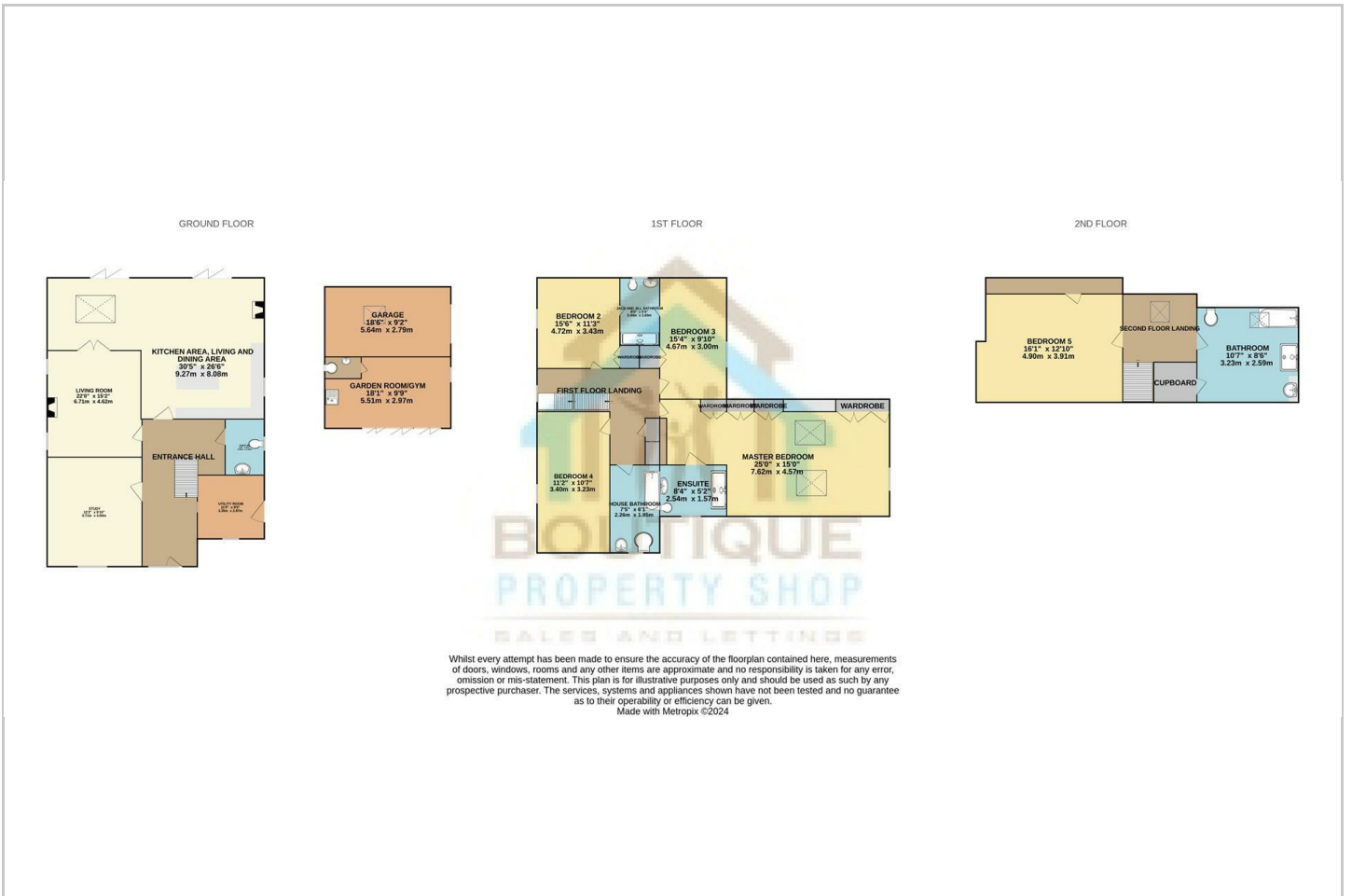
## Hybrid Map



## Terrain Map



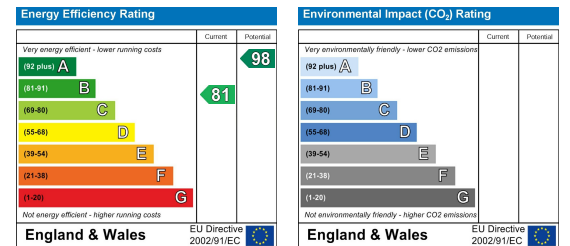
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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