



## Husthwaite

Husthwaite, York, YO61 4PX

Asking Price £549,999



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STYLE - Detached Family Home

HIGHLIGHTS - Individual Detached House build to a High Spec with Lovely Open Views

THREE WORDS - LOCATION. FAMILY. SPACE.

### OVERVIEW

Sleepy Hollow enjoys a pleasant position nestled in the heart of the desirable village of Husthwaite. It is a charming blend of character and country style.

This individual family home provides space for modern day living and the current owners have installed solar panels considerably reducing energy costs! . Designed to a high specification with oak flooring, oak galleried staircase, ground floor underfloor heating and an impressive fireplace with space for a log burner. The accommodation offers a generous sitting room, open plan living kitchen, utility and shower room. Upstairs there are four double bedrooms, ensuite and bathroom.

Outside is a lovely south facing garden, single garage and off-street parking.

Any lucky buyer can simply move their furniture in and call it home!

### STEP INSIDE

Open your front door into a useful vestibule, handy for hanging coats and leaving shoes. Continue through to an impressive hallway with oak flooring and staircase. Head to the right into the sitting room, this space is bathed in natural light from the window to the front and French doors with garden views. The focal point is the exposed brick fireplace with timber mantle and stone hearth with space for log burner. There is plenty of space for comfy sofas and additional furniture making it a super place for the whole family to be together.

### THE HEART OF THE HOME

\* The living dining kitchen is situated at the rear of the house and it is undoubtedly the heart of this home! The kitchen has a country vibe, base and wall mounted cupboards and drawers which perfectly complements the granite work tops. Fitted with all mod cons a busy cook requires, including LPG stove with 5 ring hob, 3 electric ovens, and dishwasher. There is space for an American style fridge freezer. The central island is ideal for quick bite and has additional storage. The dining area is nicely positioned in front of the French doors making it light and bringing the outside in.

Off the kitchen is the utility with plumbing for a washing machine and space for tumble dryer. The is a door to the side. The ground floor also has a shower room and wc.

### UPSTAIRS

The turned oak staircase is impressive and leads to the first floor. The master bedroom has lovely farmland views and is fitted with wardrobes. The ensuite is smart with shower cubicle, rectangular countertop basin and low level wc, perfect for the morning rush! There are three further doubles and family bathroom.





### OUTSIDE

The garden faces south and is a haven for green fingered buyers and plenty of space for little ones to play. Split on two levels divided by a low brick wall, the garden is lawned with mature shrubs and trees. The third level to the side is the perfect space for a shed/man cave. The paved terrace is a super spot for alfresco dining, enjoying summer BBQs and parties with friends and family, or simply relaxing with a glass of fizz watching the sun go down.

The front provides parking for numerous cars, there is a carport in front of the garage which is ideal for storing bikes and bits and bobs.

### SINGLE GARAGE

With power and light, with a window and access door to the side.

### SERVICES

Oil Fired Central Heating, Double Glazing, Mains Drainage, Solar Panels.

### TENURE

Freehold

### COUNCIL TAX BAND

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### LOCAL LIFE IN HUSTHWAITE

Husthwaite is a picturesque village surrounded by breath taking scenery towards the North Yorkshire Moors National Park. There are plenty of stunning walks for dog walkers and ramblers.

The hub of the village is the Plum and Partridge, serving wonderful food and fine wines. Nearby are some of the country's finest gastronomic pubs, including The Black Swan at Olstead which was recently voted the world's best restaurant and is under three miles away!

St Nicholas Parish Church is the oldest building dating back to the twelfth century overlooking the pretty village green. There is a wonderful community and the village hall offers many activities and events. The primary school is highly regarded and there is a bus service.

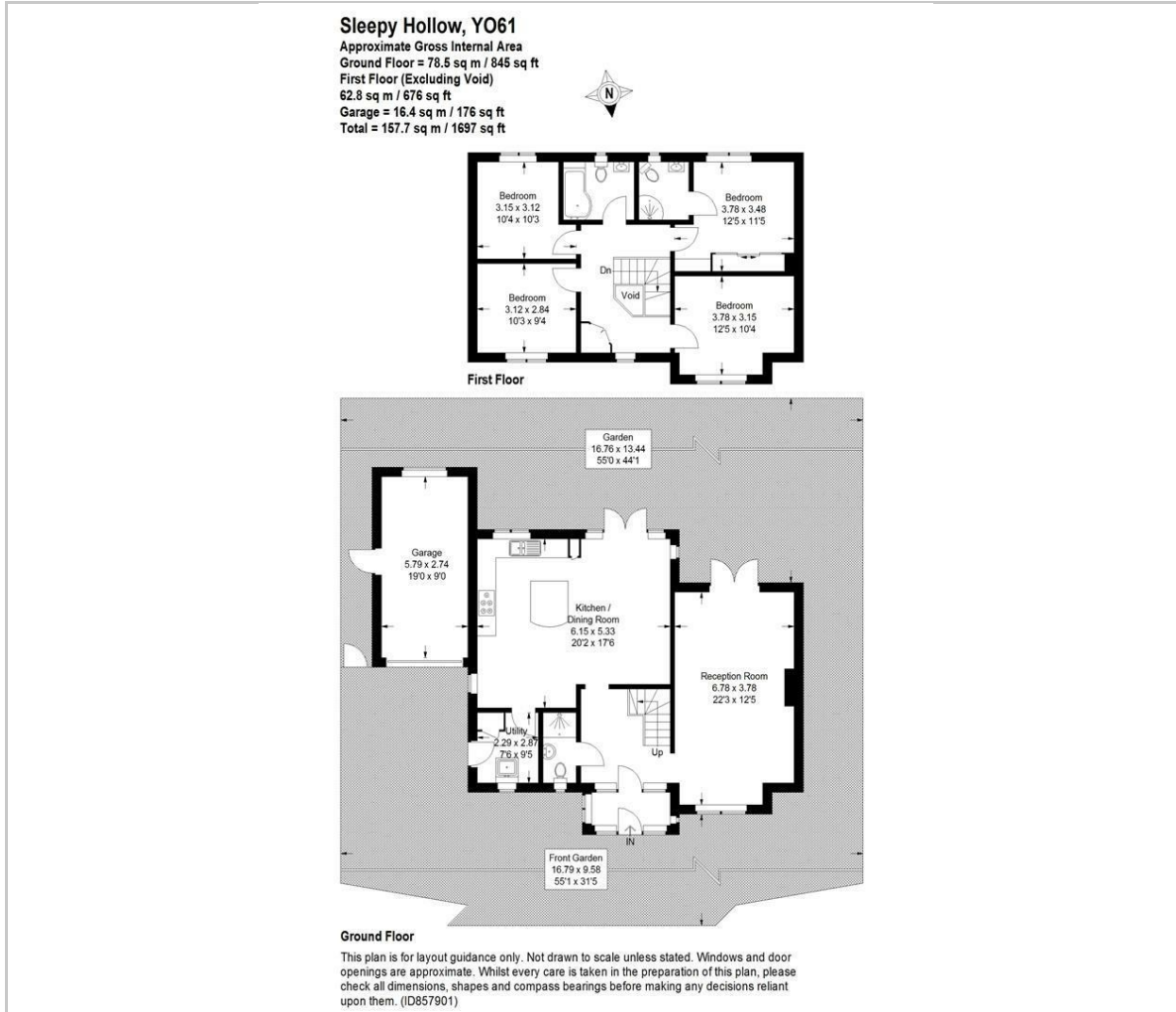
Emsley Mavor thinks it a lovely place to live!

### AGENTS NOTE

\* The kitchen cupboards have been repainted since the photos



## Floor Plan



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

