



The Nookin

Husthwaite, York, YO61 4PY

£565,000



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STYLE - Charming Four-Bedroom Home Dating Back to 1763

HIGHLIGHTS - Blends Character with Modern Comforts, Enchanting Gardens, Beautiful Village Location

THREE WORDS - Don't Miss Out!

Quintessential Cottage in Idyllic Village Setting

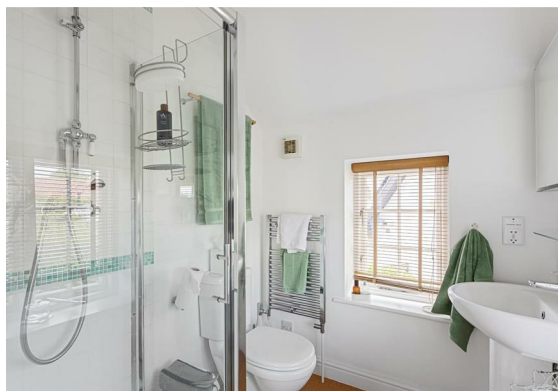
Nestled in the heart of the picturesque village of Husthwaite, Rose Cottage is a charming four-bedroom home that effortlessly blends historic character with modern comforts. Originally dating back to 1763 and once two separate cottages, this delightful property exudes charm and elegance, enhanced by Farrow and Ball tones throughout. The cottage was sympathetically extended in 2004.

Ground Floor

Step inside through the welcoming entrance hallway which flows into the well-equipped kitchen, complete with a pantry cupboard and beautiful stone flooring. The kitchen is a light-filled haven, thanks to two sets of French doors that open onto the enchanting garden. The sitting room, featuring a cosy log burner, is perfect for those chilly evenings, while an additional ground floor living room with a wet room offers versatile living space with door opening onto the rear garden. A beautiful sunroom bathed in natural light leads through to the practical utility room which has door leading to the driveway.

First Floor

Ascend the bright and airy landing with handy fitted wardrobe to discover three bedrooms all with fitted wardrobes. The main bedroom has beautiful garden views, and a luxurious ensuite. The house bathroom is a sanctuary of relaxation.





Outside

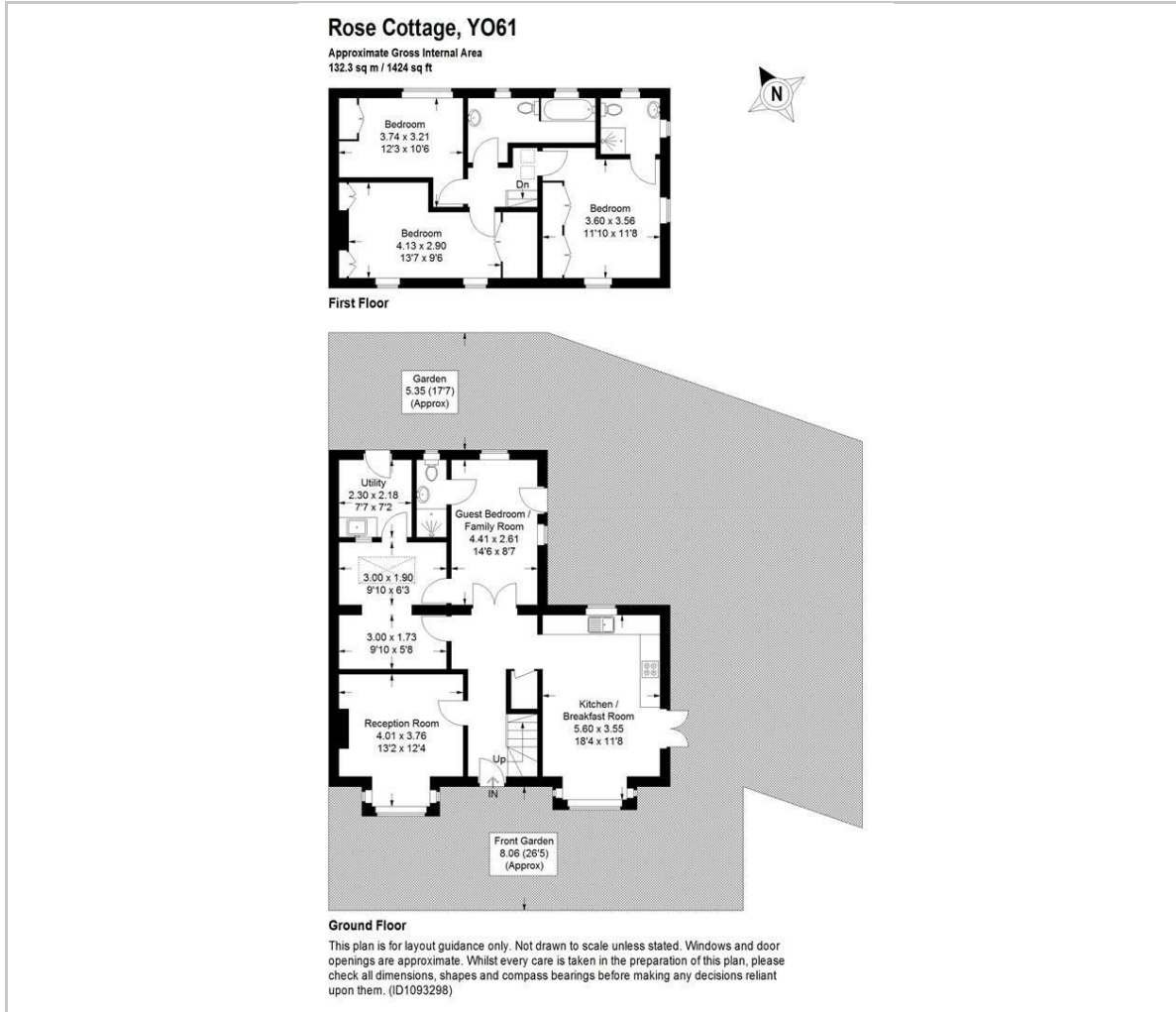
The garden is a true haven for green-fingered buyers, with apple trees, magnolia trees, hydrangeas, and fuchsia trees creating a stunning backdrop. The lawn and paved patio area, along with a circular paved seating area, provide perfect spots for alfresco dining and entertaining. The enclosed garden ensures privacy and safety for children and pets. Additional features include a shed, a driveway with space for two cars, oil heating, and extensive double glazing.

Local Life

Hustwaite has a highly rated Primary School, a pub/restaurant and a cider press. There is a strong sense of community. Enjoy the tranquillity of village life while being within easy reach of local amenities. Move straight in and start enjoying the charm and comfort of 2 Rose Cottage.



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

