

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Hag Lane
, Raskelf, YO61 3SE
£625,000



Hag Lane

, Raskelf, YO61 3SE

STYLE - Impressive New Build Home

HIGHLIGHTS - Beautifully Styled, High Specification Throughout, Landscaped Garden

THREE WORDS - Contemporary Elegant Home

Contemporary Elegance in Rural Raskelf

Overview

Welcome to Kirkoswald House, an impressive home enjoying a pleasant position on the edge of the picturesque village of Raskelf. This stunning property offers approximately 2155 sq ft (200.2 sq mtr) of high specification, contemporary living space spread over two floors with underfloor heating throughout. Built by the highly regarded Galtres Developments Ltd, this home exemplifies superb quality and attention to detail.

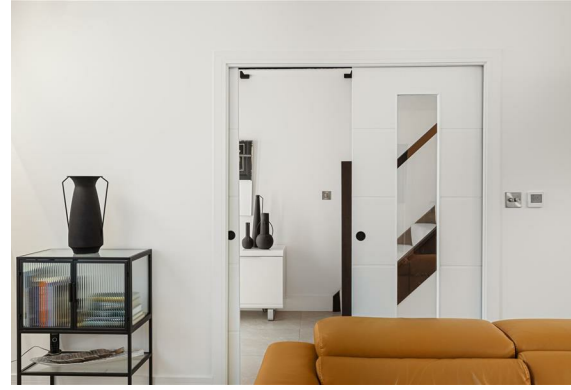
Step Inside

As you enter through the inviting front entrance the hallway sets the tone for the rest of the home. Continue to the heart of this beautiful home. The living dining kitchen certainly has the WOW factor, it is a real a showstopper!

The vaulted ceiling with large roof lights, along with bifold doors that open onto a landscaped garden creates a light and airy atmosphere. This space is perfect for family gatherings and entertaining or simply relaxing with a G & T!

The high specification kitchen is equipped with all modern conveniences and more. The breakfast island is perfectly placed, with generous space for cosy seating and a large dining table and chairs. The adjoining utility/boot room adds practicality to style and provides access into the garage.

The sitting room exudes contemporary charm with space-saving pocket doors, wooden flooring, and a smart corner gas wood burning stove. The views to the front add to the room's appeal, making it a cosy yet sophisticated space.





First Floor

The contemporary glazed staircase leads to a light galleried landing. The principal bedroom boasts a luxurious ensuite bathroom, beautifully styled with marble effect porcelain flooring, a freestanding bath, and a walk-in wet room, it is stunning. Two further double bedrooms and a house bathroom complete the first floor, offering ample space for family and guests.

Outside

The landscaped rear garden is a haven of tranquillity, featuring two paved terraces—one for alfresco dining and summer BBQs, and another perfect for evening relaxation with a glass of fizz. The garden is predominantly lawned with borders housing mature perennials, shrubs, small trees, and flowering plants. The front of the property provides off-street parking and an integral single garage.

Services

Triple Glazed Windows, Double Glazed Bifolds, LPG Central Heating, Underfloor Heating Throughout, Rainwater Harvesting System.

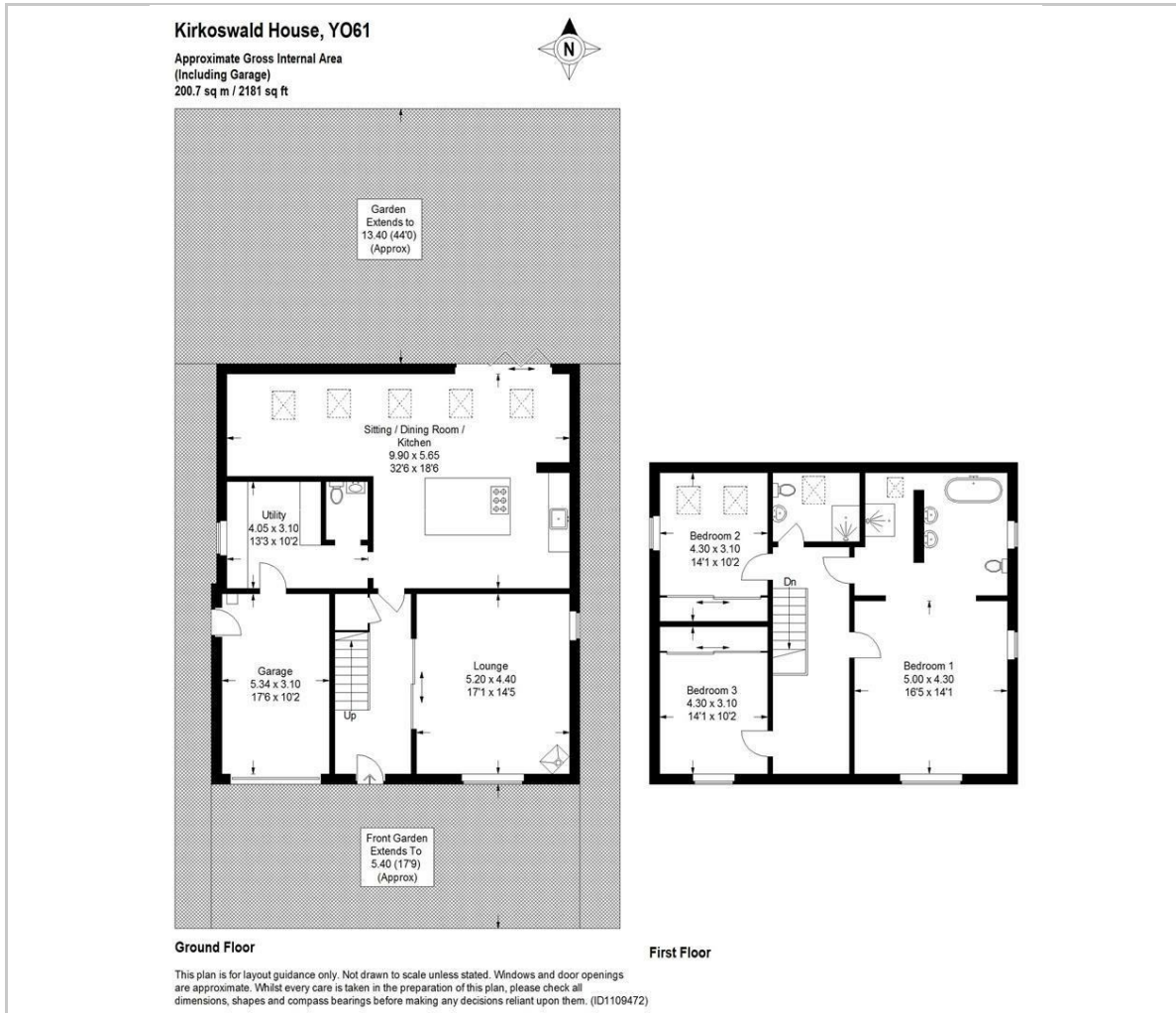
Location

Raskelf is a charming rural village with easy access to York, Teesside, and beyond. The village boasts a thriving community with a well-supported Village Hall, a popular Cricket Club, tennis courts, a well-regarded pub, and the 12th-century St Mary's Church. The nearby market town of Easingwold offers everyday amenities, leisure activities, and shopping options. The surrounding North Yorkshire countryside is perfect for outdoor pursuits and is renowned for its range of eateries, from casual cafes to Michelin-starred fine dining.

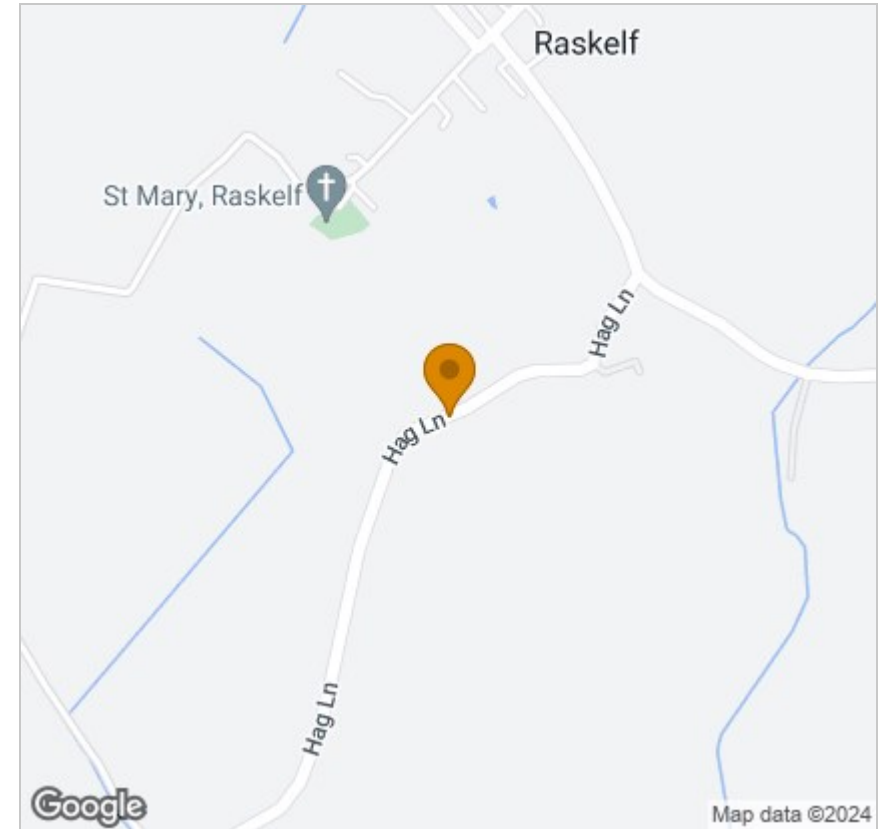
Don't miss the opportunity to make Kirkoswald House your dream home. Contact us today to arrange a viewing.



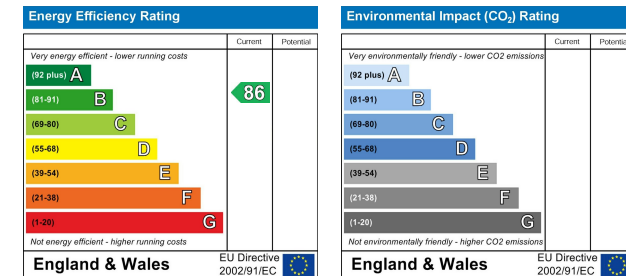
Floor Plan



Area Map



Energy Efficiency Graph



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.

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.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
 Tel: 01347823579 Email: info@emsleymavor.co.uk <http://emsleymavor.co.uk>