



Oulston Road
, Easingwold, YO61 3PR
Asking Price £760,000



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STYLE - Charming Family Home With Paddock

HIGHLIGHTS - Individual Detached Family Close to the Market Place, 2550 Sq Ft Versatile Living, Open Views Lovely Gardens. Paddock.

THREE WORDS - Idyllic. Lifestyle. Land.

CHARMING EASINGWOLD HOME WITH PADDOCK

Welcome to Newlyn, an impressive family home enjoying an elevated position on Oulston Road, Easingwold, . This unique property offers a rare opportunity to enjoy a private, elevated position with far-reaching open views, just a stone's throw from the bustling market place. With over 2,550 sq feet of versatile living space, this home has been thoughtfully extended and renovated to create a spacious haven for family life.

STEP INSIDE

Step inside to a light-filled entrance hall that sets the tone for the rest of the home. The ground floor boasts a lovely sitting room, where triple aspect windows and French doors flood the space with natural light and offer delightful views. The contemporary dining kitchen is a chef's dream, equipped with all modern conveniences and overlooking the garden. It's the perfect setting for entertaining guests or enjoying family dinners.

The ground floor also features two additional reception rooms, adaptable to your needs as a snug, office, playroom, or even extra bedrooms. The luxurious bathroom, complete with a bath and separate shower cubicle, adds a touch of opulence. A utility room with garden access provides ample storage solutions.





UPSTAIRS

Ascend the impressive oak staircase to the first floor, where the master bedroom awaits. This generous space includes a split-level area for a king-sized bed and dressing area, offering breath-taking open views. The ensuite bathroom is a sanctuary, featuring a roll top bath. Two further double bedrooms share a Jack and Jill bathroom, ensuring comfort for all.

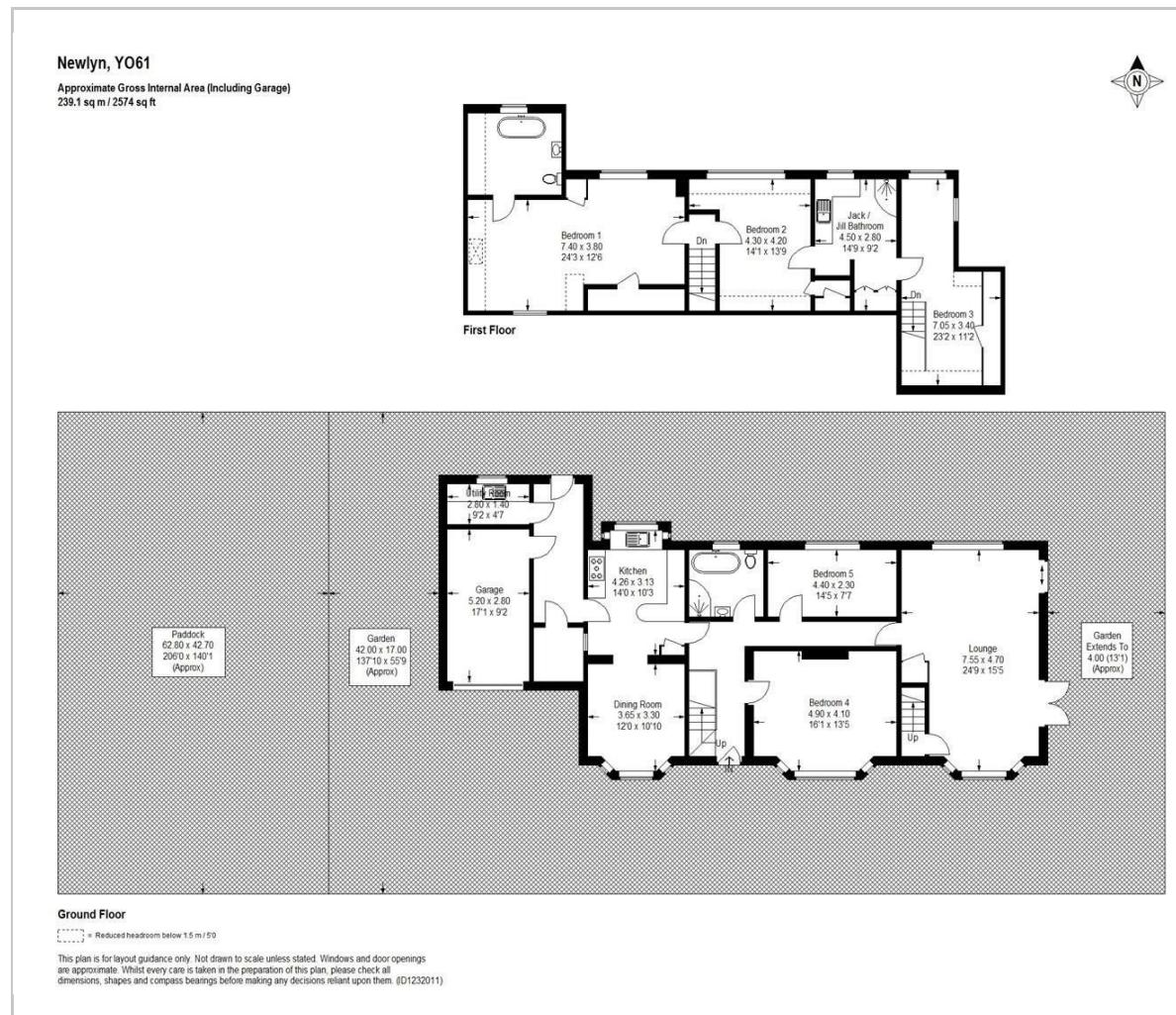
GARDENS AND PADDOCK

Set on just under an acre, the outdoor space is stunning. The front garden is a tapestry of trees, shrubs, and perennials, complemented by a wild garden and apple trees. The rear garden boasts a decked terrace, perfect for summer BBQs, and multiple seating areas to chase the sun. To the side, a paddock with timber fencing is ideal for ponies or sheep.

Practicality meets convenience with a gravelled driveway, turning point, and ample parking for numerous cars and a camper van, complete with a charging pod. Two sheds provide additional storage.

Newlyn is more than a home; it's a lifestyle. Embrace the charm of country living with modern comforts in this exceptional Easingwold property.

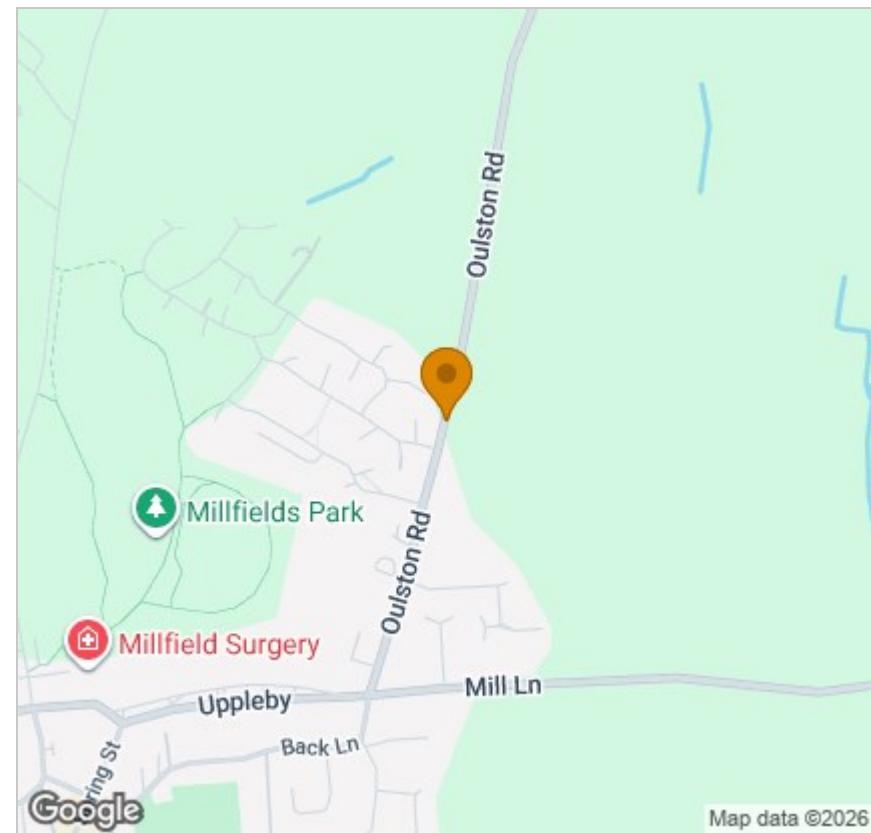
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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