

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



The Nookin

, Hushwaite, YO61 4PY

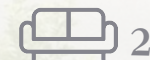
Guide Price £650,000



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The Nookin

, Husthwaite, YO61 4PY

STYLE - Impressive Detached Bungalow in the Heart of Husthwaite

HIGHLIGHTS - Completely Renovated and Extended, Over 1700 SQ ft. of Versatile Living, 4 Bedrooms, Beautiful South Facing Garden

THREE WORDS - LUXURIOUS. LIVING. LIFESTYLE!

CHARMING DETACHED BUNGALOW WITH LUXURIOUS TOUCHES

Nestled in the heart of the picturesque village of Husthwaite, Rokeby offers an exquisite blend of modern luxury and countryside charm. This beautifully detached bungalow, meticulously refurbished and extended by its current owner, spans over 1700 sq feet, providing a haven of tranquillity and style in an area of outstanding natural beauty.

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

STEP INSIDE

As you step into the light and airy entrance hall, you are greeted by a practical utility and boot room, perfectly designed for storing muddy wellies and coats after a refreshing dog walk in the surrounding countryside.

The heart of this home is undoubtedly the open-plan living dining kitchen, a chef's dream with elegant navy cupboards and complementing work surfaces. This space seamlessly flows into a dining area, ideal for entertaining and family gatherings, with French doors that open out to the beautifully landscaped garden.

The separate lounge offers a cosy retreat, with comfy sofas and a feature wall, while sliding patio doors invite natural light to flood in, providing serene views of the tranquil garden.





BEDROOMS

The main bedroom is a luxurious sanctuary, complete with a dressing area and an en-suite bathroom, promising indulgence and relaxation. An inner hallway leads to three further bedrooms, all thoughtfully designed with fitted wardrobes for ample storage.

The modern main bathroom, featuring a separate walk-in shower, caters perfectly to the needs of a busy household.

GARDENS

Outside, the generous gardens are enclosed, private and beautifully landscaped, with a lush lawn, shaped borders, and an array of flowering plants and trees. The Indian stone paved patio, complete with a rain sensor pergola, is perfect for alfresco dining or relaxing with a glass of fizz.

Additional features include a useful outbuilding, greenhouse, horseshoe driveway with ample parking, a newly fitted boiler, UPVC double glazing, and oil-fired central heating. With an excellent EPC rating of B, Rokeby is a stunning home that perfectly blends modern convenience with the charm of village life.

AGENTS NOTE - WORKS DONE

The vendor has carried out extensive works and extended.

New Kitchen, with Neff appliances. New Boiler and Heating system, Solar Panels with Storage Battery, EV Charger at the front powered by electric produced by the panels. Fully Rewired. New Roof to rear.

New Patio Doors, Ensuite.

Landscaped Gardens, Driveway and Drains.

LOCAL LIFE IN HUSHTWAITE

Hushwaite 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.

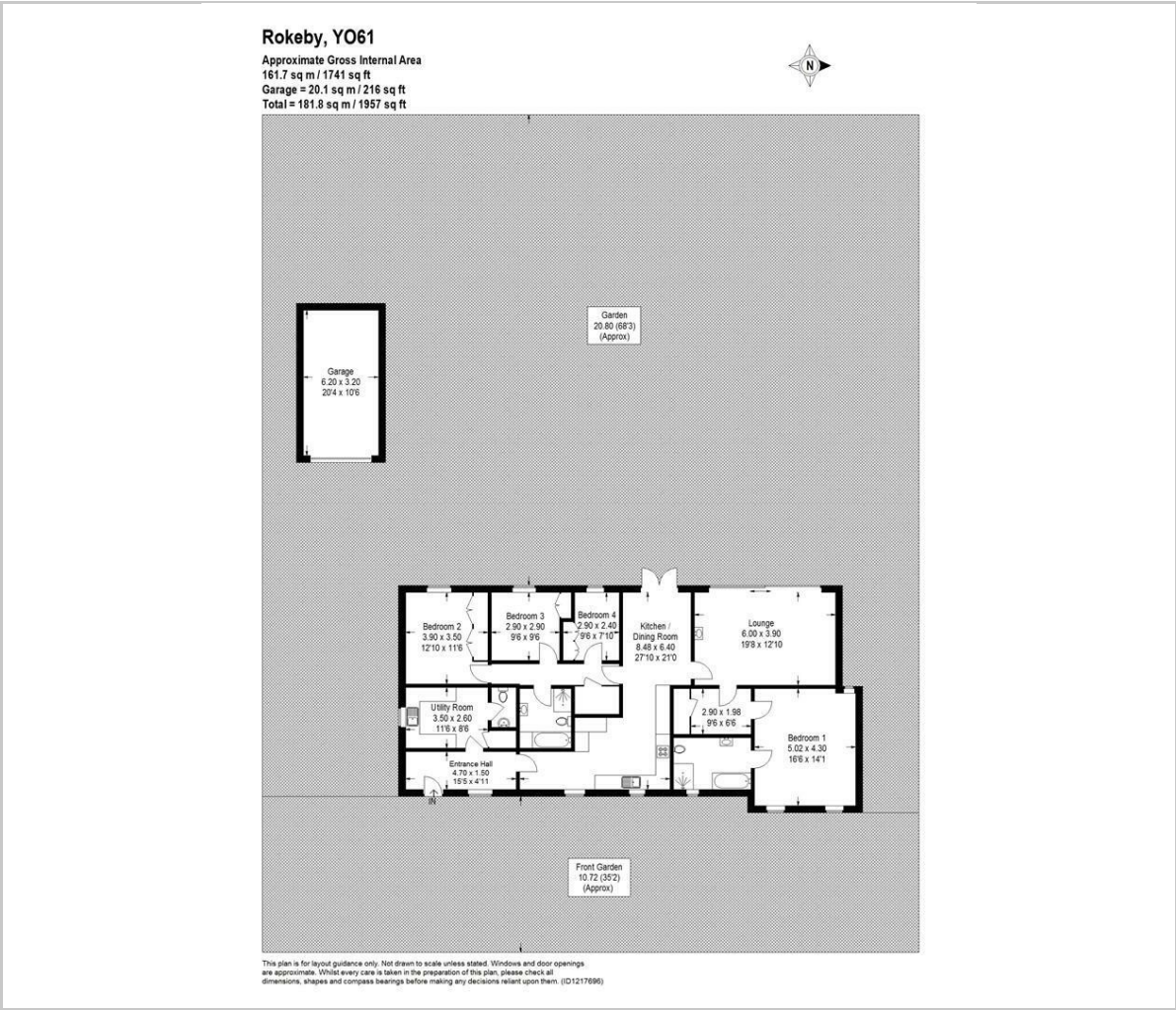
The hub of the village is the highly regarded Plum and Partridge, serving wonderful food and fine wines, [perfect for pre dinner G&Ts.

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



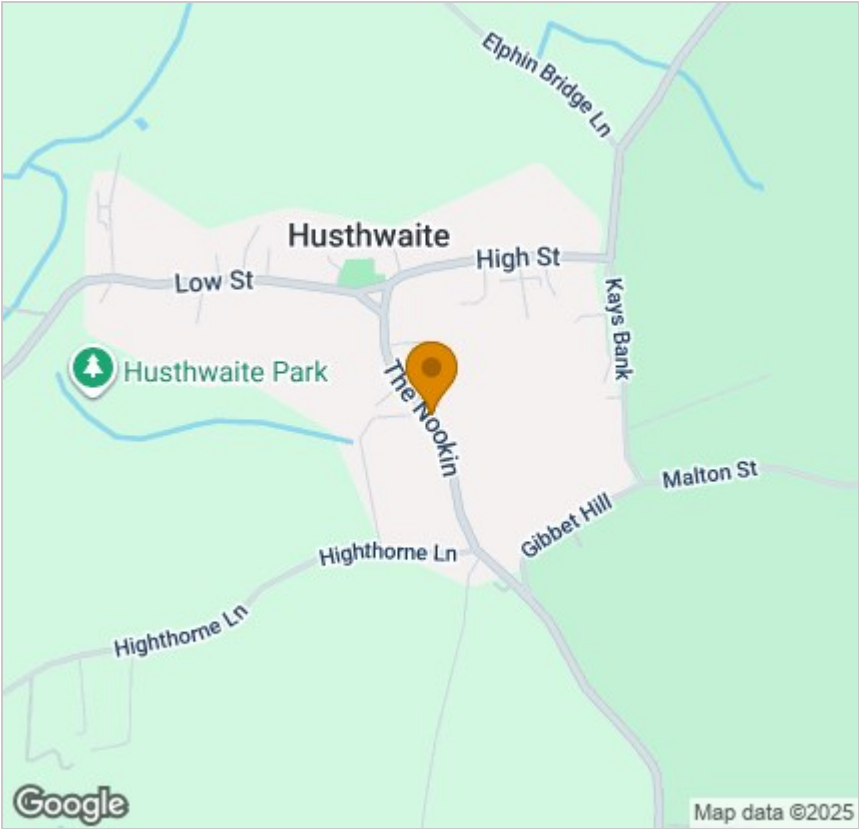
Floor Plan



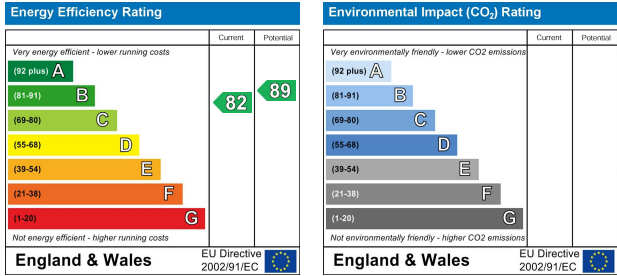
Viewing

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



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