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CHARTERED SURVEYORS



THE WHITE HOUSE • HUSTHWAITE • YORK





  
**HEWETSON & JOHNSON**

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 CHARTERED SURVEYORS

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# THE WHITE HOUSE

Husthwaite, York,  
North Yorkshire YO61 4QA

*Easingwold 3½ miles • Thirsk 10 miles  
A1 12 miles • York 17 miles • Leeds 40 miles  
Durham Tees Valley 33 miles  
Leeds Bradford Airport 40 miles*

**Glorious village house set in  
half an acre with an idyllic  
setting.**

Entrance porch • halls • cloakroom/wc  
2 staircases • 3 reception rooms  
kitchen/breakfast room • utility room

Principal bedroom suite with bathroom  
and dressing room/wardrobe areas  
bedroom 2 suite with bathroom  
3 further bedrooms • house bathroom

Summer house • double garage  
greenhouse • shed • gardens • driveway

In all 0.47 acres

For Sale Freehold

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The White House dates in part from the seventeenth century with later additions by the renowned Yorkshire architect Frances F Johnson. This wonderful village house enjoys an idyllic setting opposite the Norman church and next to the village green with a southerly orientation, facing well-established gardens of around half an acre. The views are exceptional; to the south are far-reaching views across open rolling countryside and to the north is the iconic White Horse of Kilburn. Husthwaite is a quintessential Yorkshire village that lies in attractive countryside between the Vale of York and the Howardian Hills, convenient for Easingwold, Thirsk and York.

- Detached period village house in need of updating
- 3400 sq ft arranged over three floors
- Glorious south facing gardens of nearly half an acre
- Outlook over open rolling countryside to the south
- Opposite the Norman church with views of the White Horse
- Walking distance to village pub and primary school
- Convenient for Easingwold, Thirsk railway station, A19 and A1(M)
- Available for sale with no onward chain

The White House has a long history, and many period features remain intact including some lovely mellow timbers, ceiling beams, painted timber ceilings, fireplaces, deep sills, multi-pane sash windows and a fine turning staircase with polished mahogany handrail. The accommodation is arranged over three floors and includes a fitted country kitchen with an island unit with breakfast bar, integrated appliances, an oil-fired Aga and adjacent utility/laundry room. This delightful property is now ready for some updating to create an outstanding family home.

## Outside

The house is set well back from the village road behind a clipped hedge and low wall. A driveway provides a turning area and ample parking in front of the double garage with electric doors, power and light. A garden gate opens to a pathway flanked by lawns and colourful borders that leads to a secure garden gate in a high wall. Behind lies the extensive rear garden. The enclosed gardens are full of variety and have been skilfully designed, a labour of love over many decades. Broad steps from a York stone terrace abutting the house descend to a lawned area bounded on all sides by deep herbaceous borders and shaped beds. At the far end of the terrace is the glass summer house, a handsome building orientated to enjoy an outlook across the gardens and to benefit from all-day sunshine. Alongside is the formal garden with a central gravelled pathway and clipped box hedging, encircled with yew hedging and approached through a yew archway. A fine copper beech sits on the south eastern corner and there is a magnolia, a number of productive fruit trees and a rose clad pergola. Connected to the terrace on the western boundary is the formal walled garden through which a brick archway leads to the working/vegetable garden with fruiting apricot, asparagus bed, raspberry canes, garden shed and greenhouse.

## Environs

Husthwaite is a prosperous village on the edge of the Howardian Hills, with a bus route, a primary school, an excellent pub – The Plum and Partridge - a village green, twelfth century church, and thriving village hall. It has an enviable location: the Georgian market town of Easingwold is ten minutes' drive away; the City of York lies to the south, the A1(M) to the west; two international airports are within easy reach; and the East Coast mainline runs at Thirsk and York.

There are good state and private schooling options within easy reach including Outwood Academy in Easingwold ('Outstanding'), Cundall Manor, Queen Ethelburga's College and Ampleforth. A number of excellent gourmet dining pubs are nearby not least the Michelin starred Black Swan in Oldstead, just four miles away.

**Tenure:** Freehold

**EPC Rating:** Exempt as grade II listed

**Services & Systems:** Mains electricity, water and drainage. Oil central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

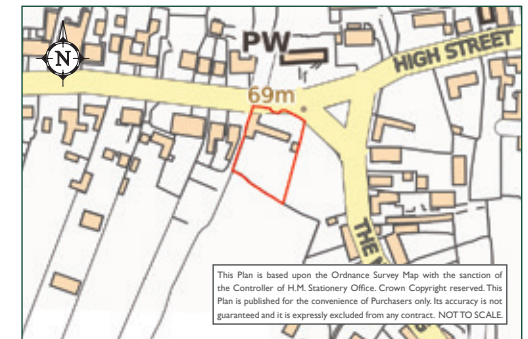
**Viewing:** Strictly by appointment

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)  
Conservation area

### Money Laundering Regulations:

Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Directions:** Head into the village and The White House lies opposite the church and next to the village green. //disbanded. polite.dormant



# The White House, Hustwaite, York, North Yorkshire YO61 4QA

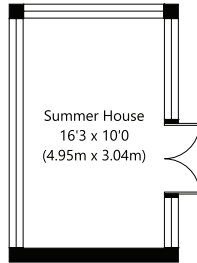
## Approximate Gross Internal Floor Area

Main House - 3378 SQ FT / 313.81 SQ M (excluding garage)

Summer House - 162 SQ FT / 15.05 SQ M

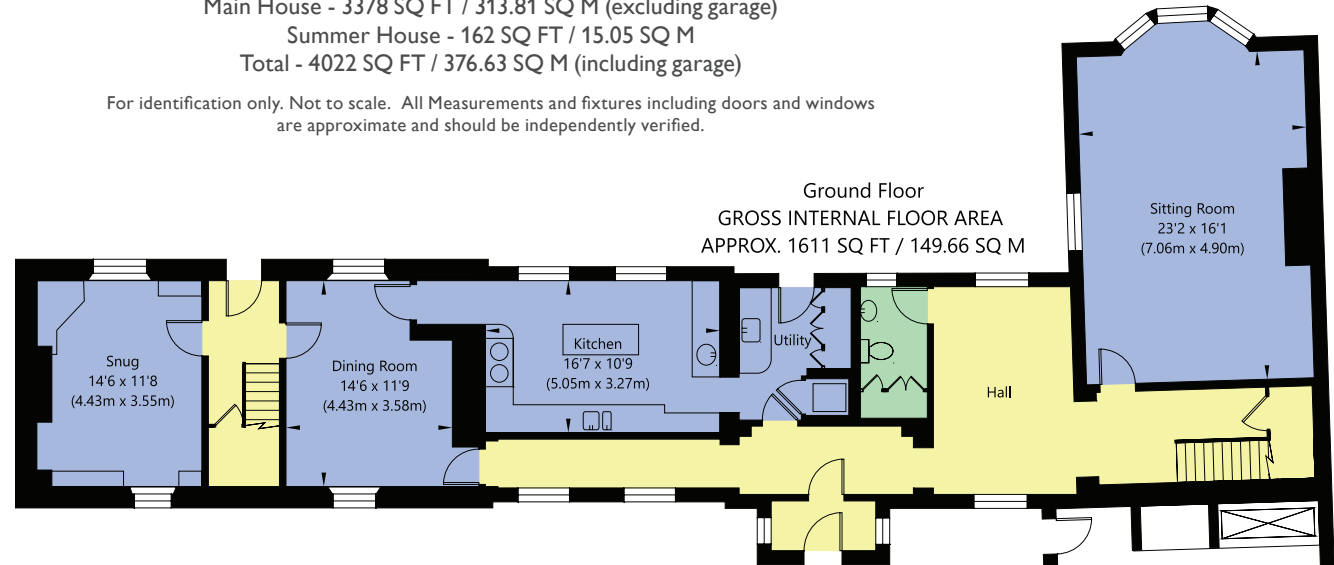
Total - 4022 SQ FT / 376.63 SQ M (including garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

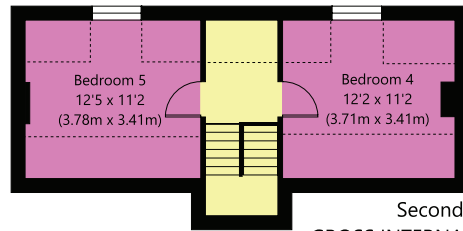


Summer House  
16'3 x 10'0  
(4.95m x 3.04m)

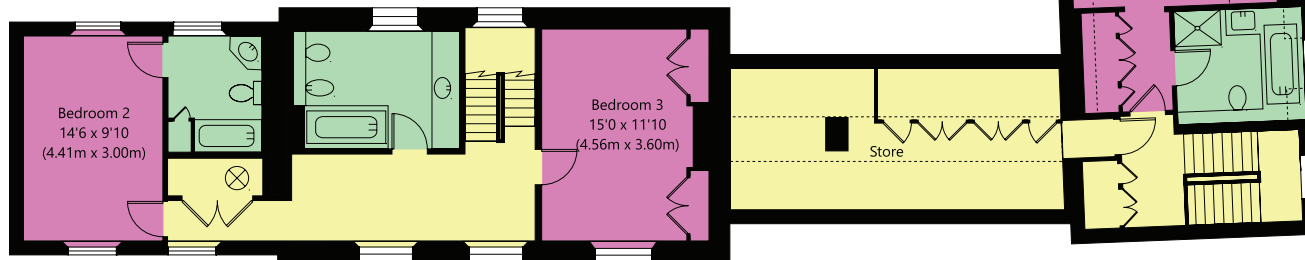
Summer House  
GROSS INTERNAL FLOOR AREA  
APPROX. 162 SQ FT / 15.05 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1611 SQ FT / 149.66 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 353 SQ FT / 32.79 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 713 SQ FT / 66.25 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 701 SQ FT / 65.11 SQ M







City

Country

Coast

