



**The Smithy North End Raskelf**  
Raskelf, YO61 3LF  
**Guide Price £490,000**

 3  2  1  B

ENJOYING A SLIGHTLY ELEVATED SETTING IN THE CENTRE OF THIS HIGHLY CONVENIENT AND POPULAR VILLAGE WITH EASE OF ACCESS ONTO THE A19. A BEAUTIFULLY APPOINTED DOUBLE FRONTED VILLAGE HOME, INDIVIDUALLY AND IMAGINATIVELY DESIGNED BY AMBLESIDE HOMES, WITH SPACIOUS FAMILY LIVING IN MIND INCLUDING A SUPERB LIVING KITCHEN, 3 DOUBLE SIZED BEDROOMS AND PRIVATE LANDSCAPED SOUTH FACING GARDENS AT THE REAR.

Mileages: Easingwold – 3 miles, York – 16 miles, Boroughbridge – 9 miles (Distances Approximate).

ENJOYING A SLIGHTLY ELEVATED SETTING IN THE CENTRE OF THIS HIGHLY CONVENIENT AND POPULAR VILLAGE WITH EASE OF ACCESS ONTO THE A19. A BEAUTIFULLY APPOINTED DOUBLE FRONTED VILLAGE HOME, INDIVIDUALLY AND IMAGINATIVELY DESIGNED BY AMBLESIDE HOMES, WITH SPACIOUS FAMILY LIVING IN MIND INCLUDING A SUPERB LIVING KITCHEN, 3 DOUBLE SIZED BEDROOMS AND PRIVATE LANDSCAPED SOUTH FACING GARDENS AT THE REAR.

With Double Glazing, A Wood Burning Stove, Oak Doors, Air Source Heating and The Balance Of A Structural Warranty.

Reception Hall, Sitting Room, Living Kitchen with Separate Dining Area, Utility Room, Cloakroom/WC.

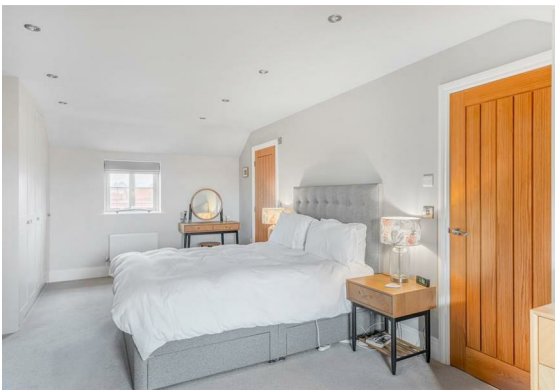
First Floor Landing, 23ft Long Principal Bedroom with a Range Of Fitted Wardrobes And Luxury En Suite Shower Room/WC, 2 Further Double Sized Bedrooms and An Attractive Railed and Lawned Front Garden, Driveway with Off Road Parking and a Fully Enclosed South Facing Private Rear Garden.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

Approached through a wrought iron gate and a central path flanked by railed and lawned gardens. A panelled and glazed entrance door, opens to:

STAIRCASE RECEPTION HALL - To one side is a delightful and cosy SITTING ROOM with attractive fireplace, broad oak mantel and cast wood burning stove set on a flagged hearth.

SUPERB LIVING KITCHEN WITH SEPARATE DINING AREA being the hub of the home and comprehensively fitted with a range of quality grey coloured cupboard and drawer wall and floor fittings, complemented by granite preparatory work surfaces and upstands, with integrated appliances including a 5 ring induction hob with glass/stainless steel arched extractor over, adjoining double oven, fridge/freezer, dishwasher and a Franke 1½ bowl sink, together with a granite island with cupboards under and breakfast bar.





LIVING AREA with French doors opening onto the south facing gardens.

Archway to a separate DINING AREA  
ADJOINING UTILITY ROOM and CLOAKROOM/WC.

From the Reception Hall, an oak staircase leads to the:

#### FIRST FLOOR LANDING

With an outstanding PRINCIPAL BEDROOM extending to 23ft in length, with a range of bespoke handcrafted wardrobes and a LUXURY EN SUITE SHOWER ROOM.

There are TWO FURTHER DOUBLE SIZED BEDROOMS and a HOUSE BATHROOM with white suite comprising bath with shower over, vanity unit and WC.

OUTSIDE - The Smithy enjoys a delightful position set well back from North End, approached through a wrought iron gate and path flanked by lawns and maturing hedges.

A tarmac and gravelled driveway to one side provides plenty of off road parking and accesses the enclosed landscaped south facing garden, having a paved patio area suitable for alfresco dining and barbecuing, with a shaped lawn and useful TIMBER GARDEN STORE.

LOCATION - The amenities in the village of Raskelf include a public house, restaurant and a Village Hall with sporting facilities including active tennis/cricket clubs. Primary and secondary schooling is available in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are also available in Easingwold. There is quick and easy access to the A19 running through Thirsk to the north east and linking to the A1237 York outer ring road, the A64 to the south, and the A1.

POSTCODE - YO61 3LF.

COUNCIL TAX BAND – D

SERVICES - Mains water, electricity and drainage, with air source heating.

TENURE - Freehold.

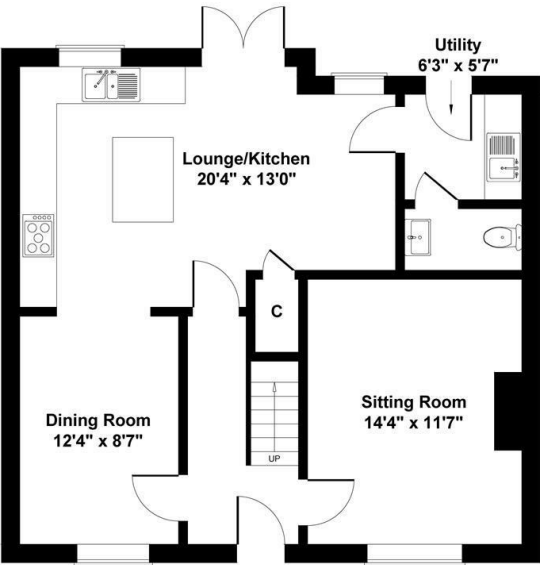
DIRECTIONS - Proceed out of Easingwold towards Raskelf. On entering the village, bear right onto North End, whereupon The Smithy is located on the right hand side.

VIEWING - Strictly by prior appointment through the sole agents, Churchills of Easingwold Tel: 01347 822800  
Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



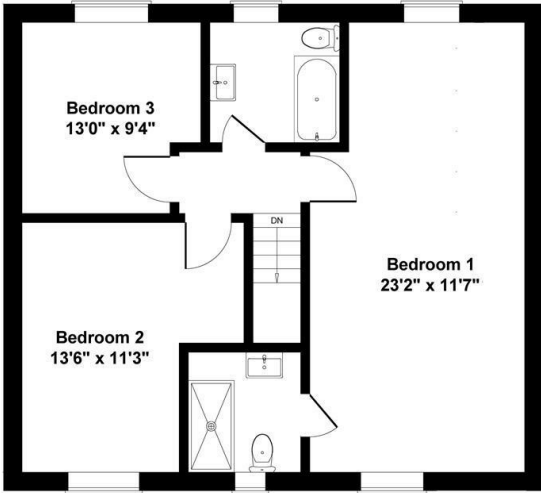
# FLOOR PLAN

**The Smithy, North End, Raskelf. YO61 3LF**  
 Approximate Gross Internal Area  
 1345 sq ft



**GROUND FLOOR**

Utility 6'3" x 5'7"  
 Lounge/Kitchen 20'4" x 13'0"  
 Dining Room 12'4" x 8'7"  
 Sitting Room 14'4" x 11'7"  
 Stairs (UP/DN)



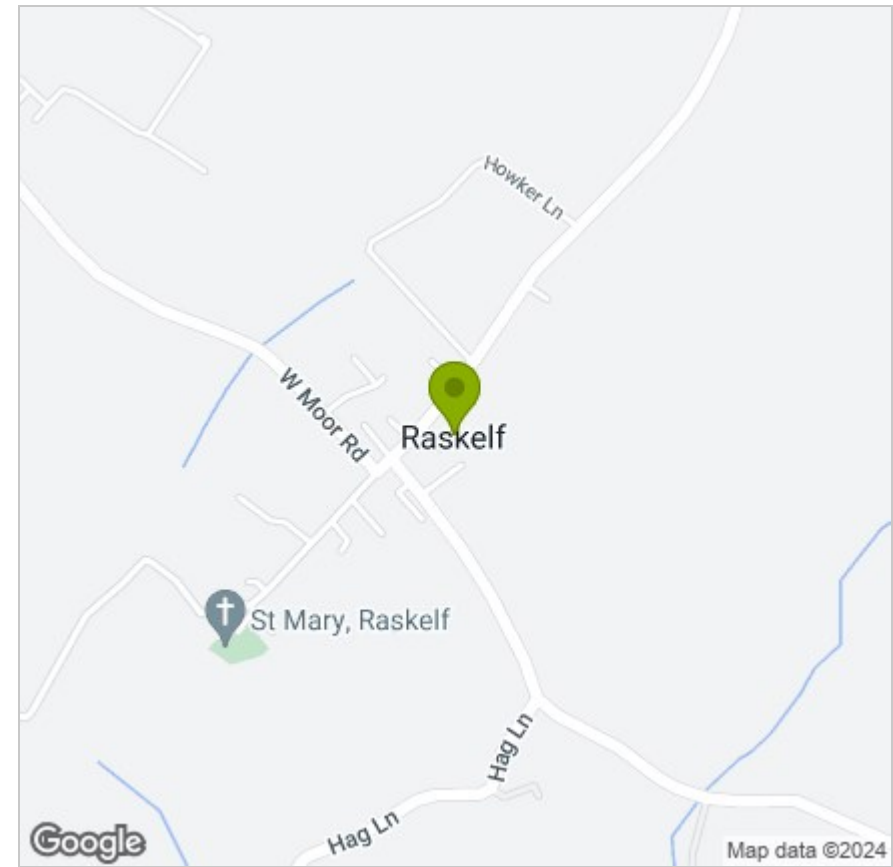
**FIRST FLOOR**

Bedroom 3 13'0" x 9'4"  
 Bedroom 2 13'6" x 11'3"  
 Bedroom 1 23'2" x 11'7"  
 Bathrooms

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.