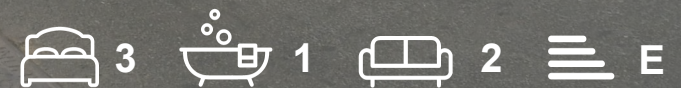




Badgerdub Cottage The Nookin Husthwaite

York, YO61 4PY

Guide Price £500,000



A CHARMING PERIOD COTTAGE HOLDING A COMMANDING POSITION STANDING PROUD FRONTING THE NOOKIN AT THE HEART OF THE WELL REGARDED VILLAGE OF HUSTHWAITE. BADGERDUB COTTAGE IS A TRADITIONAL VILLAGE PROPERTY BELIEVE TO DATE BACK FROM THE MID-18TH CENTURY WHICH OVER THE YEARS HAS BEEN RESTORED AND SYMPATHETICALLY IMPROVED. THIS FAMILY HOME IS HIGHLY INDIVIDUAL AND OF CHARACTER, OFFERING BOTH VERSATILITY WITH SCOPE TO EXTEND AND IS AVAILABLE ON THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS WITH NO ONWARD CHAIN.

Entrance and Staircase Hall, Sitting Room, Dining Room, Kitchen, Garden Room, Conservatory, Cloakroom/WC.

Three Double Bedrooms, Family Bathroom, Separate Shower Room.

Double Garage, Store, Driveway and Generous Rear Garden.

Many of the fine original features have been retained and restored, these include some traditional Yorkshire Sash Windows, Fireplaces, Internal Braced Doors with Cast-Iron Latches, Exposed Beams and Some Fine Timber Ceilings Joists.

At the front a traditional timber door below a pitched timber canopy opens to a stone floored ENTRANCE HALL flanked by two well-proportioned front reception rooms and stairs leading to the first floor.

The DINING ROOM has retained a feature fireplace with timber mantle and a stone hearth, useful under the stairs cupboard and door leading to the Kitchen/ Breakfast Room.

To the other side, there is a comfortable SITTING ROOM with eye-catching ceiling beams complemented by an exposed brick fireplace with stone hearth. Dual aspect to the front from a sliding Yorkshire sash window with two further windows to the side. To the rear adjoins a most pleasant GARDEN ROOM with French Doors leading out to the rear patio and generous gardens beyond with feature arched window to the side.

KITCHEN/ BREAKFAST ROOM with quality fitted units, space for appliances and an adjacent walk-in pantry.

A timber stable door opens to a CONSERVATORY on a brick base with windows to three sides, and French Doors leading out to the rear patio and adjoining gardens.

Useful CLOAKROOM/WC with low suite WC and a wall hung wash hand basin.





Stairs rise to the FIRST FLOOR LANDING where there is a split staircase currently arranged with 3 DOUBLE BEDROOMS with fitted wardrobes/cupboards. The PRINCIPAL BEDROOM extends to over 15FT with pleasant dual aspect.

FAMILY BATHROOM generous in size comprising of a three piece white suite.

From the landing, there is a useful separate mains plumbed SHOWER ROOM.

OUTSIDE a lengthy gravelled driveway provides plenty of private parking and in turn leads to a DOUBLE GARAGE (19'10" x 14') with separate STORE ROOM (7'6" X 5'4") which is accessed from the side via a personal door.

The rear gardens are a delight with a paved patio area overlooking the rear, well established garden which is south/west facing. The garden is largely laid to lawn interspersed with raised beds and shrubs surrounded by deep herbaceous borders and maturing trees.

LOCATION - The Historic village of Hushwaite is situated approximately 4 miles to the north of Easingwold and is well placed for accessing the North Yorkshire Moors National Park and Hambleton Hills. The village boasts a 12th Century church, village shop, primary school with nursery, public house/restaurant and a village hall. Further amenities are available in nearby Easingwold with travel further afield via the A19 to Thirsk, Northallerton, Teesside and York to the south.

TENURE – Freehold.

POSTCODE – YO61 4PY.

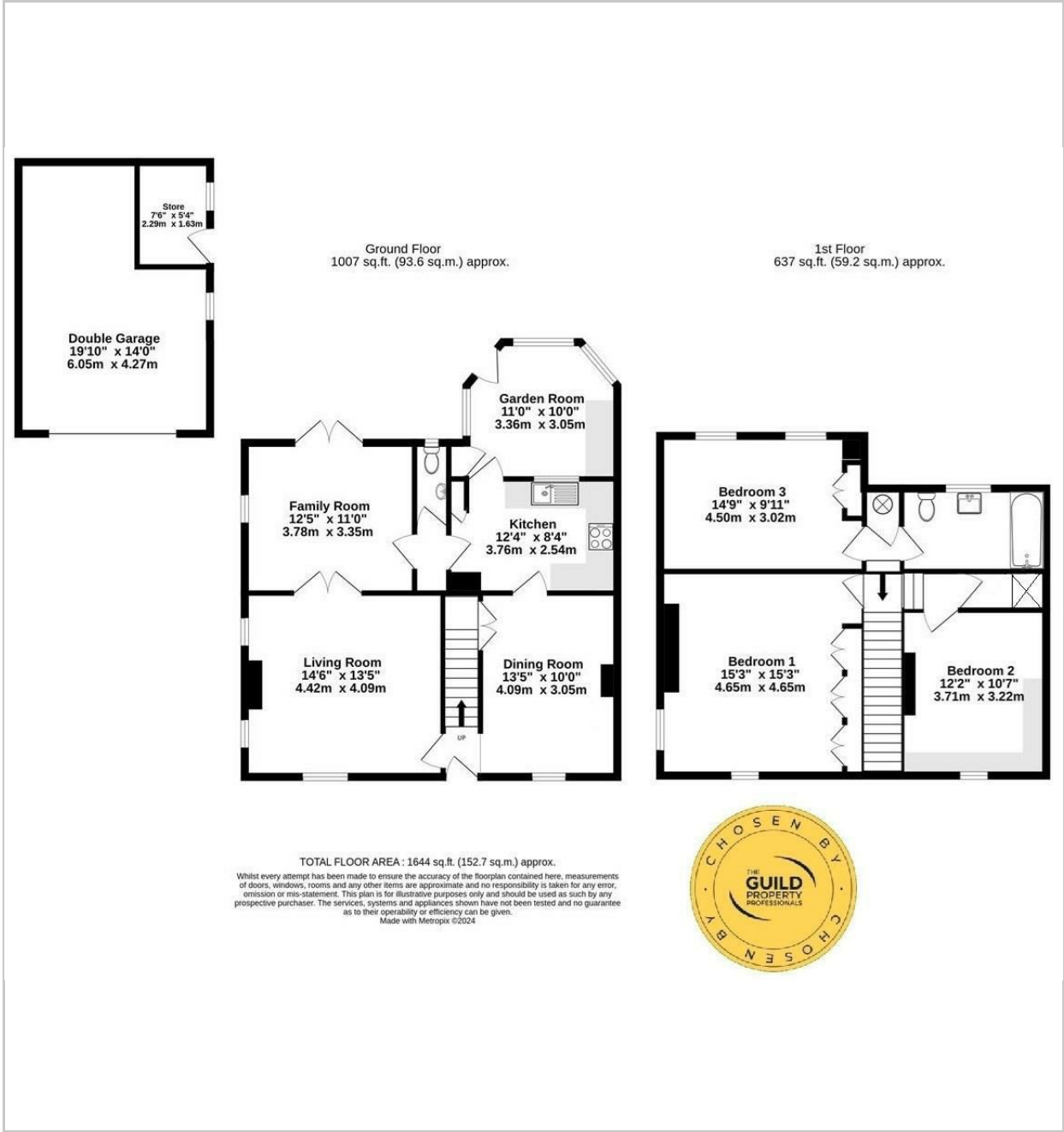
SERVICES – Mains Electricity, Water and Oil Fired Central Heating.

DIRECTIONS - From our central Easingwold office, continue north along Long Street and at the mini roundabout continue straight over onto Thirsk Road. Take next turn right signposted Hushwaite. On entering the village, continue straight on into the Nookin where upon Badgerdub Cottage is situated on the right hand side.

VIEWINGS - Strictly by appointment with the sole selling agents, Churchills of Easingwold. Tel: 01347 822800 Email: easingwold@churchillsyork.com



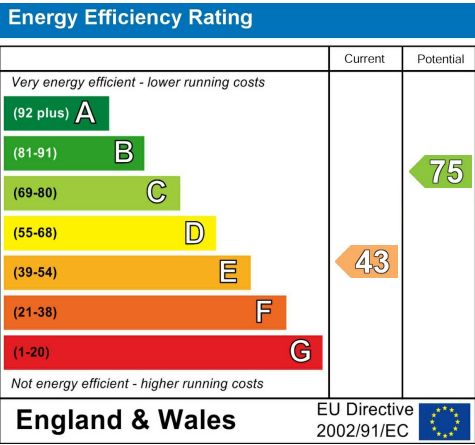
FLOOR PLAN



LOCATION



EPC



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