



The Poplars Main Street Huby
Easingwold, YO61 1HS

£595,000

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WITH NO ONWARD CHAIN AND NEVER BEFORE OFFERED TO THE OPEN MARKET THIS EXCEPTIONAL PROPERTY BOASTS IN THE REGION OF 3,000 SQ FT OF CHARACTER AND PRESENCE, OFFERING EXTENSIVE OUTBUILDINGS EXTENDING TO 0.2 OF AN ACRE OR THEREABOUTS WITH REMARKABLE POTENTIAL FOR ENHANCEMENT OR REDEVELOPMENT, SUBJECT TO THE NECESSARY PLANNING PERMISSIONS. THE POPLARS REPRESENTS A RARE OPPORTUNITY FOR DISCERNING PURCHASERS SEEKING A SUBSTANTIAL FAMILY RESIDENCE, MULTI-DWELLING POSSIBILITIES, OR A VILLAGE CENTRE PROJECT. PROPERTIES OF SUCH SCALE, CHARM AND LIMITLESS PROMISE ARE SELDOM AVAILABLE, PARTICULARLY IN A POSITION AS PROMINENT AS THIS ON THE VILLAGE'S MAIN STREET

Mileages: Easingwold – 4 miles, York City centre – 11 miles (Distances Approximate).

Reception Hall, Kitchen, Sitting Room, Dining Room, Utility/Pantry.

First Floor Landing, 3 Double Bedrooms, 4 Piece Family Bathroom.

Adjoining Characterful Barn Primed For Development Extending to in the region of 1,400 sq ft.

Outside, Generous Front Garden, Shared Driveway, Rear Garden with Outbuildings in Total 0.2 of Acre or Thereabouts.

From a central pathway leads to a PVC, floor to ceiling glazed entrance door opening into a T-shaped RECEPTION HALL, from which the reception rooms lead.

SITTING ROOM with timber framed bay window with a pleasant outlook across the mainly lawned front gardens towards the picturesque Main Street of Huby. A broad open fireplace with timber mantle forms a focal point, complemented by exposed timber beams boasting period charm.

Formal DINING ROOM, a versatile room as perhaps a snug or TV Room featuring a further bay window to the front garden. An open fireplace with curved brick detailing and a useful built in cupboard to one side.

To the rear lies the KITCHEN, fitted with a range of wall and base units with sliding fronts, freestanding electric oven and a sink with side drainer set beneath a window. To the side a PVC door opens to a delightful, enclosed courtyard. A sliding door reveals a return staircase.

To one side, a timber braced door leads into a generous UTILITY/PANTRY, complete with solid stone flooring, exposed beams and original meat hooks, an evocative reminder of the building's heritage. A PVC window overlooks the rear courtyard.

A return staircase with handrail rises beside a PVC window to the FIRST FLOOR LANDING.

There are two generous PRINCIPAL BEDROOMS to the front, similar in proportion, each enjoying elevated views over Main Street and the good sized front garden.

To the rear is a comfortable THIRD DOUBLE BEDROOM, overlooking the courtyard and gardens beyond.

FAMILY BATHROOM includes a four piece suite comprising low-suite WC, pedestal wash basin, panel bath, part tiled walls and a mains plumbed corner shower.

BARN AND OUTBUILDINGS, a timber-braced door at the





rear gives access to the barn, opening into a characterful room with exposed beams and further room beyond. A timber gate opens into a ground floor reception room within the barn with further exposed beams. A PVC side door accesses a former Chip Shop now without

commercial use which offers further potential as part of the barn with power, lighting and PVC windows to two elevations.

A turning staircase rises past a wealth of exposed beams to the first floor landing. A braced door leads into a superb development space showcasing three exposed trusses, open windows to both front and rear, and a further side access door. This area presents an exceptional opportunity for conversion, subject to consents.

OUTSIDE a central metal hand gate opens onto a path flanked by symmetrical, mainly lawned gardens behind neatly clipped hedging and a dwarf brick wall fronting the Main Street of Huby. The T-shaped pathway divides, leading to the front door on one side, with the secondary path running to the side of the house.

To the side, a raised garden set behind railway sleepers joins a shared driveway which leads to double five-bar gate and in turn opens into the rear garden, mainly laid to lawn and enclosed by timber fencing.

A BRICK BUILT OUTBUILDING (16'2 x 13'5) offers excellent storage and lends itself to potential future development. Directly behind the house a private courtyard terrace.

A further STORE/WC (17'4 x 7'2) with light and power suitable for integration into the main dwelling (subject to permissions).

LOCATION - Huby is a conveniently located village approximately 4 miles south east of the Georgian market town of Easingwold and 11 miles north of York city centre. The village and surrounding areas are well served with a well regarded community shop, primary school, public house, Chinese restaurant, and recreational facilities. There is good road access via the A19 trunk road to the principal Yorkshire centres including those of Thirsk, Northallerton, York and Leeds.

POSTCODE - YO61 1HS

COUNCIL TAX BAND - F

TENURE - Freehold

SERVICES - Mains water, electricity and drainage, with electric heating.

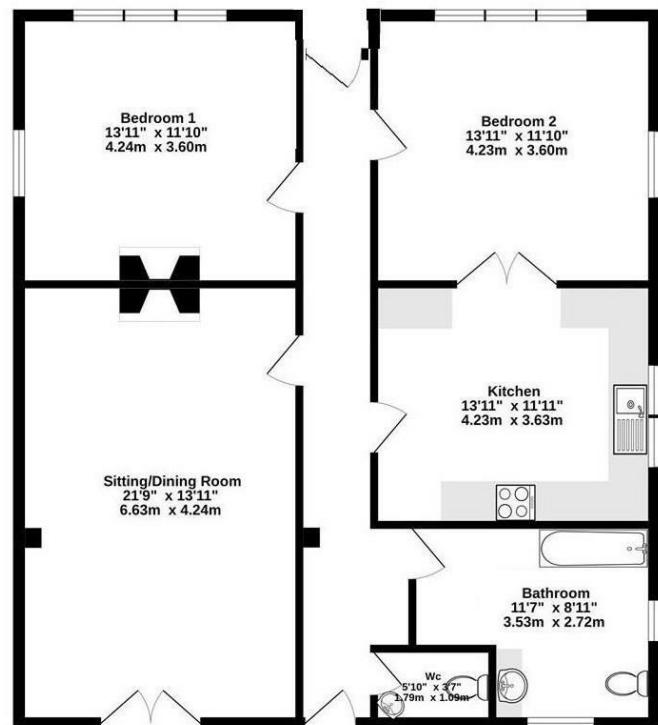
DIRECTIONS; From our central Easingwold office, proceed along Long Street, and turn left onto Stillington Road. Take the first turning right signposted Huby, proceed through the village of Huby onto the Main Street where upon is positioned on the lefthand side, identified by the Churchills for sale board.

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

AGENTS NOTES: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



TOTAL FLOOR AREA: 1047 sq ft. (97.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 2000.

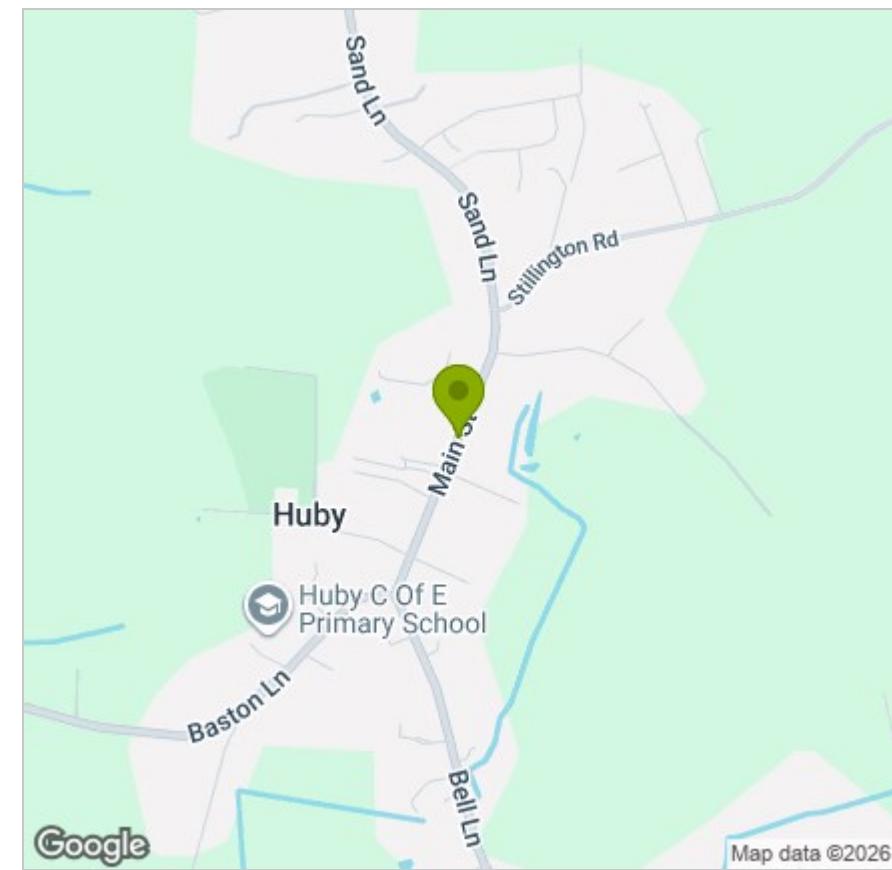


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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		46	1
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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