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**Derwent House, Main Street, Elvington, York, YO41 4AA**  
Offers Over £850,000

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- Please quote HP0386 when requesting further information or to arrange a viewing
- New 5 Bedroom Detached Family Home
- Set in Approx. Acre of Grounds
- Stunning Kitchen/Breakfast Room
- Two Large Lawned Gardens
- No Onward Chain
- Beautiful Character Features Throughout
- Cinema and Games Room
- Three Reception Rooms + Study
- Master Bedroom with Walk-In Dressing Room & En-Suite





This beautiful detached family residence built approx. 1850, and extended in the 1920's, is believed to have been owned by a part of the Rowntree family. This generous family home boasts original features, approx. an acre of land, and views of the nearby River Derwent and beyond. This stunning property provides over 3,000sqft of versatile living space, and offered with no onward chain - it truly is a rare gem. Welcome to Derwent House.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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