



Bay Tree House
York, , YO62 4JT

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Outstanding newbuild house within a sought after Howardian Hills village, with good facilities.

Freehold for Sale

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This is a newbuild property that has been built and finished to the highest specification: there are Accoya handmade windows; Chalked Nordic Oak staircase and doors; elegant cornicing; underfloor heating throughout the ground floor with traditional column radiators upstairs; there is Cat6 cabling to the property providing superfast broadband of 250GB; an air source heat pump has been fitted; the cast iron gutters are painted in Farrow & Ball French Gray; and we have been advised that the property will be wired and ready for CCTV.

The kitchen dining room has been fitted with a Shaker-style Neptune kitchen including a butcher's block, integrated appliances, wine cooler, induction hob, Quooker tap, drawers with a Soft Close mechanism, ample space to accommodate a family-sized dining table and floor to ceiling windows facing south over the garden. Alongside is a useful utility/boot room fully plumbed and with a storage cupboard with dovetail shelf fittings and access to the garden. The living room has an Amtico herringbone floor, surround sound and bi fold doors opening west onto the garden terrace. Upstairs the wide landing is illuminated by a triple-length window. The house bathroom is designed and fitted with Porcelanosa tiles and suites, has a heated towel rail, bath tub with built-in storage and a freestanding shower enclosure with rain shower head. All of the bedrooms have high ceiling heights into the roof space. The principal en suite bedroom is dual aspect and has a bathroom designed with Porcelanosa marble tiles and a wall-to-wall shower.

Outside

A permeable driveway of block paving sits to the side and front of the house providing ample off street parking for two car. Alongside the private drive is a tarmac turning circle shared with the neighbouring house. Landscaping includes some estate fencing and a beautifully crafted dry stone wall with coping stones, all locally quarried from Dringstone. A sand-blasted Indian sandstone terrace and surrounding path has been laid and there is a charming stone and pantile outbuilding (semi detached) at the rear of the garden. This offers ideal space as a workshop and storage or could be converted into a studio/office.

Environs

Bay Tree House is on Pasture Lane, connected to the heart of the village and its amenities via a short footpath. Hovingham itself is the Estate village of the Worsley family and retains all the charm associated with their beneficent control. Nothing spoils the original layout and architecture, and the parkland and cricket ground provide a singular backdrop. There is a primary school, thriving village shop, bakery, two pubs including the Worsley Arms hotel, village hall that doubles up as an arts venue, tennis club, bowling green and an award-winning monthly market. The village sits in glorious AONB countryside between two market towns, Helmsley on the edge of the North York Moors and Malton with its railway station connecting to mainline York. There are fine walks on the doorstep and close by are excellent pubs and gourmet establishments including Michelin-starred The Star Inn. Independent schooling can be found at Terrington and Ampleforth with excellent schooling in York some half an hour's drive away.

General

Tenure: Freehold

EPC Rating: awaiting EPC

Services & Systems: Mains water, drainage and electricity. Air source heat pump backed by electric.

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: Ryedale District Council. AONB.

Directions: From Malton drive through the village passing the village bakery on your left. On the right you will see Pasture Lane. Bay Tree House can be found at the end of Pasture Lane on the right hand side



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