

FIVE STEPS

Claxton, York

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Detached family house in an appealing village between York and Malton

*Stamford Bridge 3 miles • York city centre 7 miles
Malton 11 miles • Leeds 31 miles*

Entrance and staircase hall • sitting room • family room/
playroom • kitchen/dining room • 4 bedrooms •
2 bathrooms

Garden office • workshop

Garden and grounds

For Sale Freehold

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ESTABLISHED 1992

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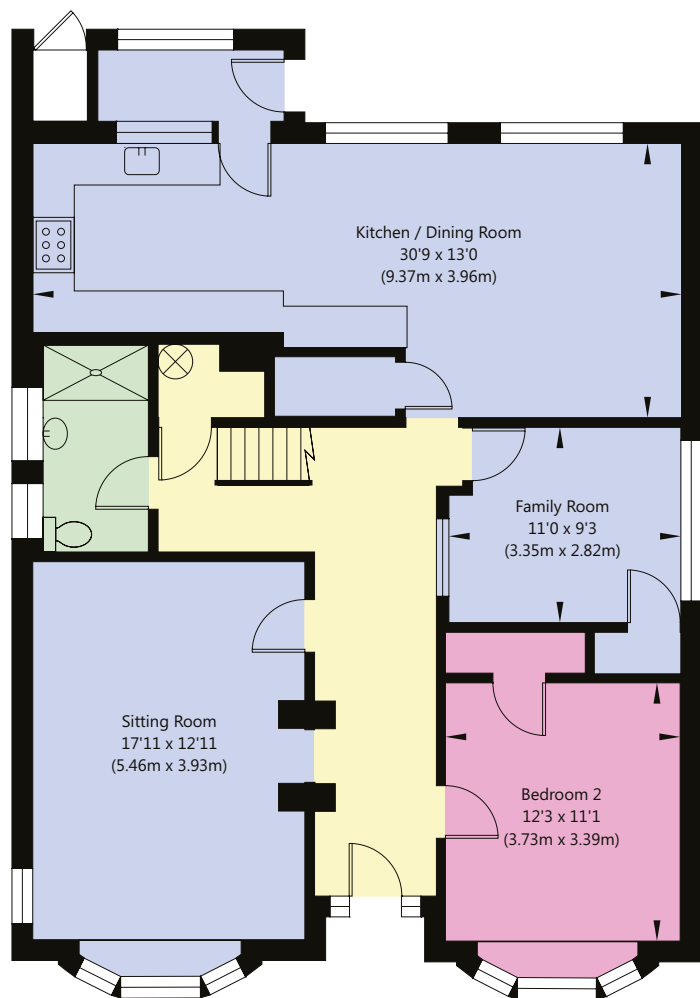
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Five Steps, Main Street, Claxton, York YO60 7SD

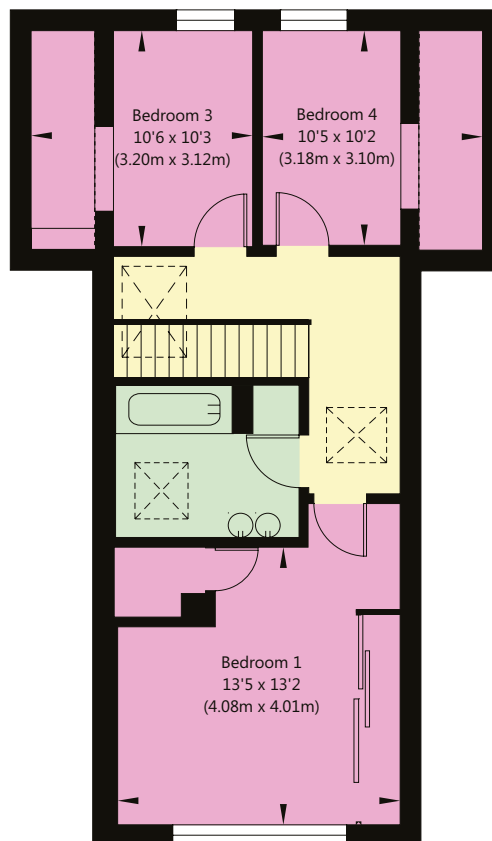
Approximate Gross Internal Floor Area

1943 SQ FT / 180.56 SQ M - (Excluding Workshop, Including Garden Office)

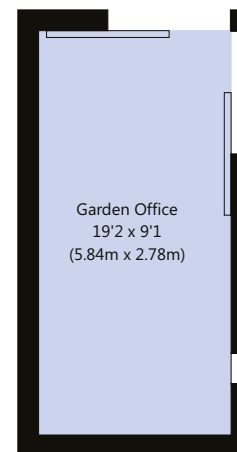
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



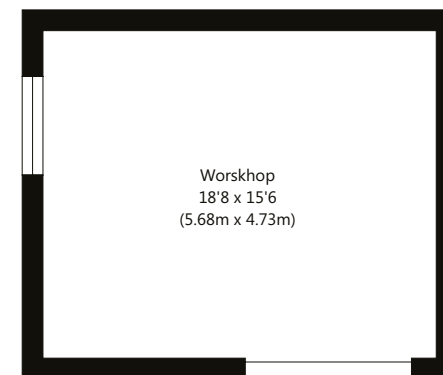
Ground Floor



First Floor



Garden Office



Workshop



City

Country

Coast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient • lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

On the market for the first time since its construction in 1974, Five Steps offers an opportunity to acquire a much-loved family house in an attractive village setting. Set well back from the road behind a front garden and private driveway, the house has a large, landscaped garden at the rear, providing outdoor space for family get-togethers and entertaining.

Thoughtfully updated over the years, the house offers versatile and well-proportioned accommodation including a stylish, open-plan kitchen/dining room and a guest bedroom on the ground floor. A purpose-built home office sits at the far end of the garden, providing scope for remote working. Additionally, the original garage has been converted into a fully functional workshop.

- Detached and double-fronted village house
- Versatile accommodation of nearly 2000 sq ft
- Powered by green energy: air source heat pump and UV solar panels
- Superb 30ft kitchen/dining room overlooking the garden
- Ground floor bedroom and shower room
- Off-street parking for multiple cars
- Landscaped family garden
- Appealing village 7 miles northeast of York
- Some 10 minutes' drive from Vangarde Retail Park just off the ring road
- Rapid access to Malton, York, A64 and A1(M)



Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Services & Systems: All mains services. Air source heat pump system, PV solar panels.

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.

Local Authority: City of York Council www.york.gov.uk
Conservation Area

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





An oak-framed porch shelters the front entrance, flanked by bay windows. Inside, a central hallway provides access to all ground floor rooms. At the heart of the home is a double-sided wood burning stove that serves both the hallway and the sitting room.

The kitchen/dining room spans the rear of the house, offering a superb family space with views over the garden. There is a well-proportioned, double-aspect sitting room and the family room, with its south-facing window, makes an ideal playroom or study.

On the first floor are three bedrooms and a family bathroom. The principal bedroom has a walk-in cupboard and wardrobes with sliding doors. Both rear bedrooms have been cleverly reimagined to include bespoke bedroom pods - converted from former walk-in eaves cupboards - creating additional space ideal for

play and study. All the first floor bedrooms benefit from a Smart lighting system.

Outside

The front drive runs alongside the garden, offering parking for multiple cars, and continuing beyond timber gates to the former garage, now a fully powered and lit workshop with an up-and-over door and garden-facing window.

At the far end of the garden, a home office, constructed in 2023 and with licensed business use, features heating, power, lighting, and external illumination.



The L-shaped rear garden is fully enclosed and laid to lawn, with a children's play area and raised perimeter beds planted with flowers, shrubs, and vegetables. A shaped Indian stone patio and a separate area of composite decking with a wood-fired hot tub provide multiple options for relaxing, outdoor seating and entertaining.

Environs

Claxton is a traditional rural village with a red telephone box alongside a small village green with a planted area commemorating the Queen's Golden Jubilee and a circular Millenium seat surrounding an oak tree. A Victorian post box sits next to the bus stop. The village is largely surrounded by farmland with woodlands nearby, and the Yorkshire Wolds and the North York Moors are visible from high spots in the parish. Sand Hutton Primary School and Huntington School fall within catchment, and the excellent independent schools in York lie within comfortable reach. Vangarde and Monks Cross can be reached in around ten minutes. The village lies to the south of the A64 York-to-Malton trunk road, giving easy access to the A1(M) and Leeds as well as to York with its railway station offering high speed rail links to London Kings Cross. Immediately to the north and east of Claxton lie the AONB Howardian Hills and the Yorkshire Wolds.



Directions

Heading north up Main Street, Five Steps can be found on the right hand side opposite the village notice board and just before the village green.

What3words: ///proofs.explained.narrate

Viewing

Strictly by appointment.



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