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Cadogan House Spring Street, Easingwold, York, YO61 3BJ

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Guide Price £895,000

Cadogan House is a beautiful Grade II listed Georgian townhouse full of character and charm with a wealth of period features. Situated in Easingwolds Conservation Area just off the market square and covering approximately 3300 Sq Ft this property has been the subject of a course of sympathetic renovation in keeping with the character of the house but designed to adapt it for modern living. There was a complete overhaul of the heating system with new boiler and water tank fitted to cope with additional bathrooms installed in 2023.

This flexible 5-7 bedroom property may be of interest to a number of purchasers representing either a stunning family home or also attractive to investors as a ready-made rental investment opportunity as the property has been set up for the holiday letting market to sleep 12 people. There is also a self-contained annex, "The Mews", which sleeps a further 2, situated to the rear of the property and accessed from its own private entrance outside the main gate. The Mews presents the opportunity of an additional income source independent to the main house.

All furniture in the Main House and Annex is available through separate negotiation.

NO ONWARD CHAIN. Council Tax Bands F & A and EPC rating to follow for the Annexe. A viewing is highly recommended to appreciate this beautiful home. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR  
1241 sq.ft. (113.2 sq.m.) approx.

STUDIO ANNEX  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 3225 sq.ft. (299.6 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 mis-statement. This plan is for illustrative purposes 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## **Main House**

The main house is built around a charming low-maintenance cobbled courtyard and comprises: hallway, sitting room, family room/snug, and a beautiful open plan kitchen with integrated appliances and underfloor heating leading into the orangery (currently used as a dining room) which overlooks the central courtyard accessible through two sets of double French doors. Accessed from the hallway there is a cellar with further development potential and from a glass corridor a room currently used as ground floor bedroom (but equally perfect for a home office or gym), shower room, and utility room reside. A double height feature window floods the hall, staircase and landing with light. To the first floor is the spacious master bedroom with en-suite bathroom/dressing room and a 2nd bedroom with en-suite shower room. Stairs to the second floor lead to a 3rd bedroom with en-suite shower room, two further bedrooms with built in wardrobes and an additional shower room. The boiler and water tank reside in the attic space off the 4th twin-bedded room which provides additional storage space. There is a useful very spacious loft room accessed via a paddle staircase that could be utilised for a number of things but currently used as a further bedroom. To the rear of the property the courtyard garden is accessed via electric gates.

## **The Mews**

This studio apartment was built relatively recently and comprises an open plan bedroom/ living room / kitchen with separate shower room. The Mews is serviced by mains electric.

## **Location**

Easingwold is one of the premier market towns on the outskirts of York, renowned for its Georgian architecture of which Cadogan House is a prime example. Property in the heart of the town does not become available very often and is therefore in high demand. The town revolves around the old market square which contains an excellent range of amenities, including supermarkets, a doctor's surgery, dentist, butcher, baker, cafes, restaurants, public houses and numerous independent shops along with a weekly market and a monthly farmers market. There are also a number of Michelin starred restaurants right on the doorstep.

A wealth of state and private school options exist within Easingwold or on its outskirts. Situated within the town the local primary school was rated by Ofsted as "Good" in 2019 and secondary school rated as "Outstanding" in 2022. The private schools of Ampleforth and Queen Ethelburga's College and Cundall Manor are all under 10 miles away, with further independent schools: The Mount, St Peter's and Bootham also available in York.

York is just 13 miles to the south and has a mainline train station offering regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. Thirsk (11 miles) also has direct train services to London, some making the journey in as little as 2 hours 15 minutes. There is convenient access to the A19 to the north and south. The town is on the edge of the Vale of York and close to The North York Moors National Park (13 miles) and Howardian Hills an Area of Outstanding National Beauty.

The property is competitively priced and is being sold with NO ONWARD CHAIN. Council Tax Bands F & A and EPC rating for the Annexe to follow. A viewing is highly recommended to appreciate this beautiful home. Apply Easingwold Office on 01347 823535.

## **Additional Notes**

Codogan House is exempt from an EPC as it is Grade II Listed

## **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

















