



Beacon Banks, Husthwaite, York YO61 4PB

Stephensons



Stephensons

Guide Price £1,600,000

An elegant country house located on the rural fringes of Husthwaite, standing within glorious gardens and grounds extending to around 3.25 acres and enjoying stunning elevated views across the Vale of York and towards the White Horse at Kilburn. Believed to have originally been built in the 1850's (and occupied between 1899-1903 by the acclaimed English artist Joseph Crawhall), the property is blessed with a wealth of period charm and character and provides approximately 4,761 sq ft of flexible living accommodation that briefly includes 3 formal reception rooms, study, dining kitchen, breakfast room, laundry room and cellars, principal bedroom with dressing room and en-suite bathroom, 2 en-suite guest bedrooms, 2 further double bedrooms and a shower room, complemented by 2 gated driveways, generous parking, an oak framed open double garage, extensively lawned grounds and an all-weather tennis court.

North Yorkshire Council - Tax Band G

Viewings via Easingwold Office 01347 821145



A stunning 31' long reception hall with parquet flooring and cloakroom/wc leads off into a study with fabulous garden views, 2 formal reception rooms with open fires and a formal dining room with further south facing garden views.

The 25'2" long dining kitchen features a wood burning stove in the dining area and a beautifully appointed kitchen with oil fired Aga and a substantial quartz topped central island, complemented by generous storage, integrated appliances and double doors opening out into an idyllic courtyard.

The ground floor also features a walk-in pantry, utility and laundry rooms, boiler room, fuel store and access down into a versatile and surprisingly spacious carpeted cellar with a 6'8" maximum head height.

The 2 first floor split level landings (accessed off 2 independent staircases) lead off into a magnificent principal bedroom suite with dressing room and luxurious en-suite bathroom, 2 en-suite guest bedrooms, 2 further double bedrooms and a generous shower room.

Other internal features of note include oil fired radiator central heating, period fireplaces and fabulous far reaching rural views from almost every window.







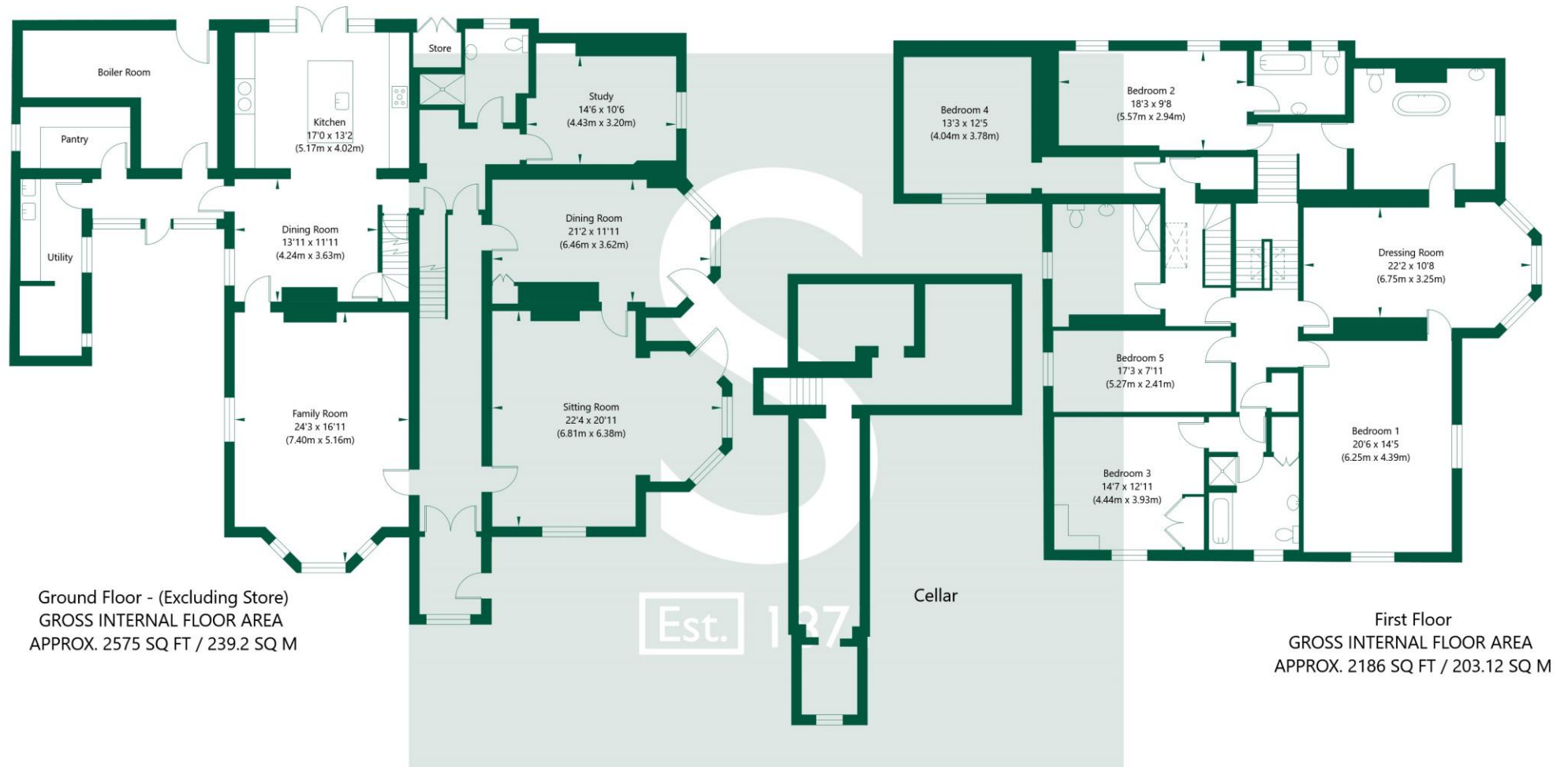
The glorious gardens and grounds extend to around 3.23 acres and include the original gated carriage drive off Kays Bank, along with the shared access with Lists House leading up to remote controlled wrought iron gates, a generous driveway and access into an oak framed open bay double garage (18'6" x 18'0) with solar panels supplementing the property's energy supply.

Located on the fringes of Hushwaite, and with the property understood to be positioned around 350 ft above sea level, Beacon Banks is blessed by breathtaking elevated views across the village itself, the Vale of York and towards the White Horse at Kilburn and the rolling Howardian Hills.

The south and west facing sweeping lawns feature a host of specimen trees and shrubs, many of which were brought back from botanical expeditions in the late 1800's, including a magnificent Wellingtonia, a 600 year old sweet chestnut as well as a Tree of Heaven (*Ailanthus Altissima*).

The grounds also include 2 orchards and an all-weather tennis court with its own club house cum changing room.

Kays Bank, Hushwaite, York, YO61 4PB



Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 2575 SQ FT / 239.2 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2186 SQ FT / 203.12 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4761 SQ FT / 442.32 SQ M - (Excluding Store and Cellar)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2022





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D		
39-54	E	48 e	
21-38	F		
1-20	G		

Stephensons
 York 01904 625533
 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731

Partners
 JF Stephenson MA (Cantab) FRICS FAAV
 IE Reynolds BSc (Est Man) FRICS
 REF Stephenson BSc (Est Man) MRICS FAAV
 NJC Kay BA (Hons) pg dip MRICS
 OJ Newby MNAEA
 JE Reynolds BA (Hons) MRICS
 RL Cordingley BSc FRICS FAAV
 JC Drewniak BA (Hons)

Associates
 CS Hill FNAEA
 N Lawrence

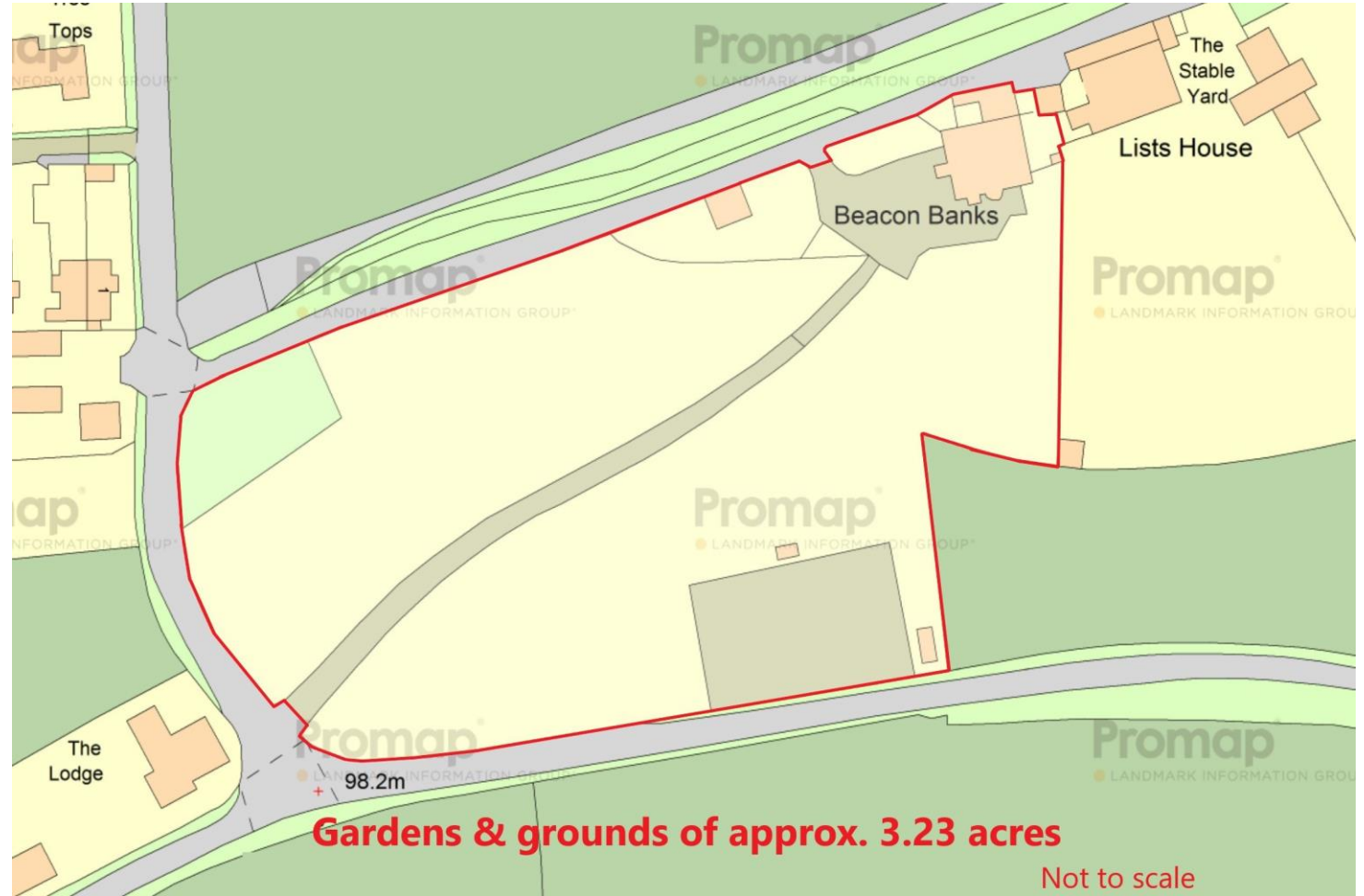
Regulated by RICS. Stephenson is the trading name for Stephenson Estate Agents LLP
 Partnership No: OC404255 (England & Wales)
 Registered Office: 10 Colliergate York YO1 8BP



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephenson with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.



Services

We have been informed by the Vendor that all mains electricity and water are connected to the property, drainage is by way of a septic tank and the central heating system is oil fired.