



River View, Newton-on-Ouse, York YO30 2BU

Stephensons

S
EST. 1871

A characterful & spacious 4 bedroom detached former farmhouse set in 5 acres located on the rural fringes of the pretty village of Newton-on-Ouse, around a 10 minute drive north of York. With origins dating back to the early to mid 1800's and boasting over 2,000 sq ft of living space, the property showcases a wealth of original period features and presents a buyer with an exciting opportunity to cosmetically update and improve the surprisingly spacious interior while considering options to extend the living accommodation further by converting around 450 sq ft of attic space, subject to the necessary planning consents.

Viewings via Easingwold Office 01347 821145



Step into a breathtakingly beautiful reception hall, where exposed beams and charming period floor tiling set the tone for the timeless elegance on offer. Stripped pine doors lead off into 2 inviting reception rooms, each rich with character and one warmed by an open fire, the other featuring a cozy window seat alongside a wood-burning stove.

The farmhouse style dining kitchen offers a delightful blend of rustic charm and the potential to update, replace and restyle the existing cabinetry which is currently equipped with an oil-fired Aga, ample storage and integrated appliances, complemented by a generous utility room and an oversized pantry. The ground floor also features a cloakroom and bathroom off the reception hall, a discreet second staircase tucked away in a side lobby and steps down into a cellar off the kitchen.

Upstairs, a spacious landing leads to 4 well proportioned bedrooms and a large bathroom which also reveals access into approximately 132 square feet of attic space, ripe for conversion or ready for storage. The first floor also features a separate washroom/WC, and a steep staircase off the 3rd bedroom climbing up into



an impressive 330 square feet of further attic space, offering exciting possibilities for expansion. Additional highlights include a gas fired central heating system, a mix of single and replacement double glazing, recent professional damp-proofing and a brand new roof in 2025 ensuring a degree of comfort and peace of mind as buyers consider River View as their future dream home.

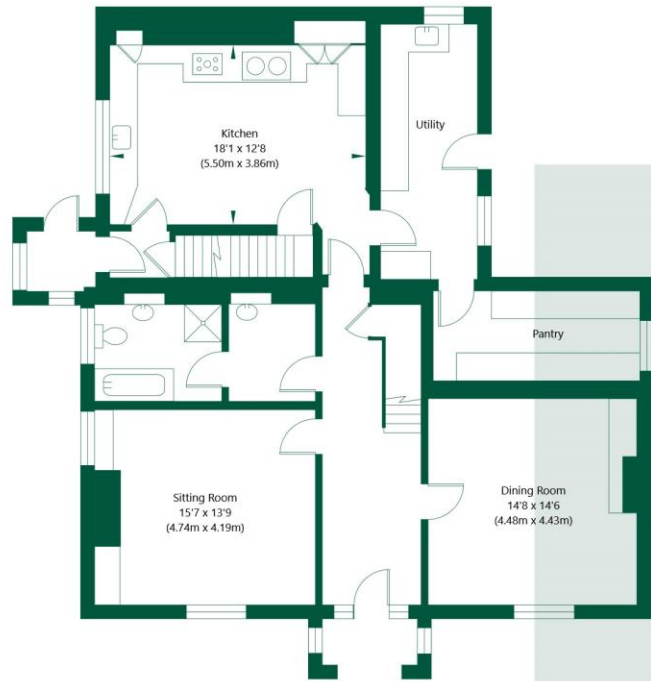
Externally a sweeping drive off River Walk leads up to a generous area of parking and a detached 720 sq ft triple garage. The formal garden enjoys a high degree of privacy and is mainly laid to lawn with a paved seating area and a stone flagged walled rear courtyard provides access into a general and garden stores. The 4.25 acre paddock, accessed off a 40m long footpath off the drive as well as a field gate off Moor Lane, features a timber built Goodrick double stable and is bordered on the bottom boundary by the River Kyle.

This property also comes with a further 0.50 of an acre of riverside woodland on the opposite side of Moor Lane adjacent to Linton Bridge.

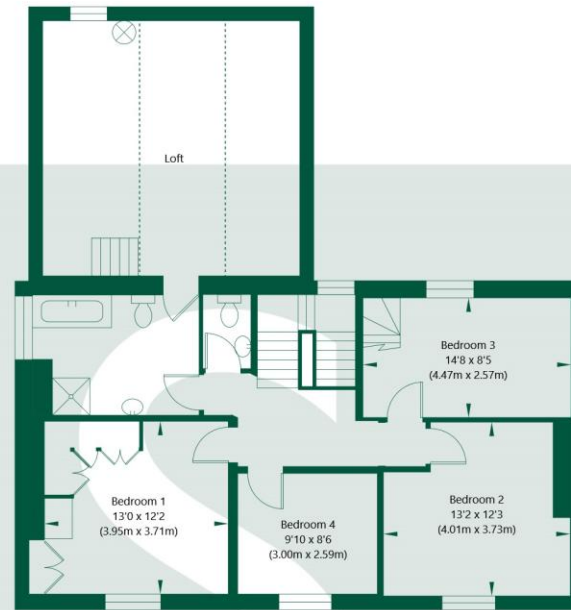




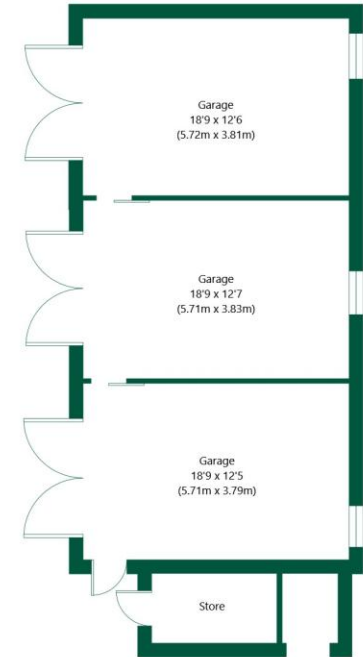
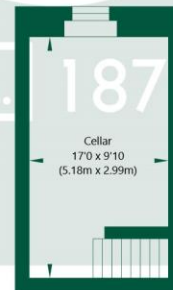
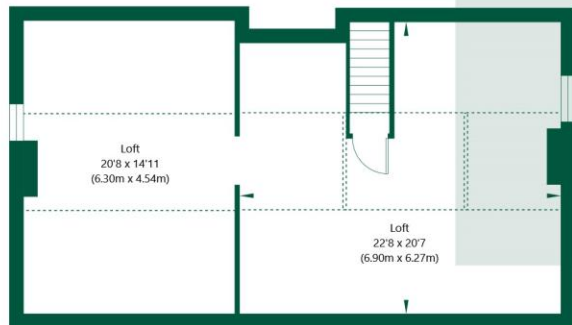
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1388 SQ FT / 128.92 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 800 SQ FT / 74.37 SQ M



Outbuilding

Est. 1871

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2188 SQ FT / 203.29 SQ M - (Excluding Lofts, Cellar & Outbuilding)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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