



Strawberry Cottage, Gracious Street, Huby, York YO61 1HR

Stephensons



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Tucked away in an idyllic village backwater, this exceptional period property offers the perfect blend of timeless character and modern family living. Boasting approximately 2,780 sq ft of beautifully presented living space, this stunning 5 bedroom detached home is set within landscaped lifestyle gardens and grounds approaching one acre. Located just 7 miles north of York, this unique residence enjoys a peaceful rural setting with easy access to a host of amenities, the perfect balance of country charm and urban connectivity onto the A19 and into the nearby Georgian market town of Easingwold.

Viewings via Easingwold Office 01347 821145



Discreetly positioned on a peaceful no-through road just off the picturesque Main Street of the village, Strawberry Cottage exudes a wealth of charm and character. Thought to have originally been built in 1802, the property was sympathetically extended in 2008 to complement a comprehensive programme of renovation and restoration undertaken by the current owners. The result is a seamless blend of period elegance and modern comfort, creating a truly special home in a stunning rural setting. Step through the entrance hall and you will be greeted by a charming snug with exposed beams and wood burning stove, and an impressive 22'6" (6.86m) long sitting room boasting further exposed beams and an oak surround fireplace. Adjoining this is a generous 19'7" (5.97m) multi-functional family room and home office, complete with fitted study furniture, ideal for modern living and remote working. At the heart of the home lies a truly stunning L-shaped dining kitchen and living room, offering approximately 650 sq ft (60.38 sq m) of luxurious open plan space designed for cooking, entertaining and relaxation with the living zone featuring a striking roof lantern and direct access out onto an idyllic paved seating area and rear garden beyond.

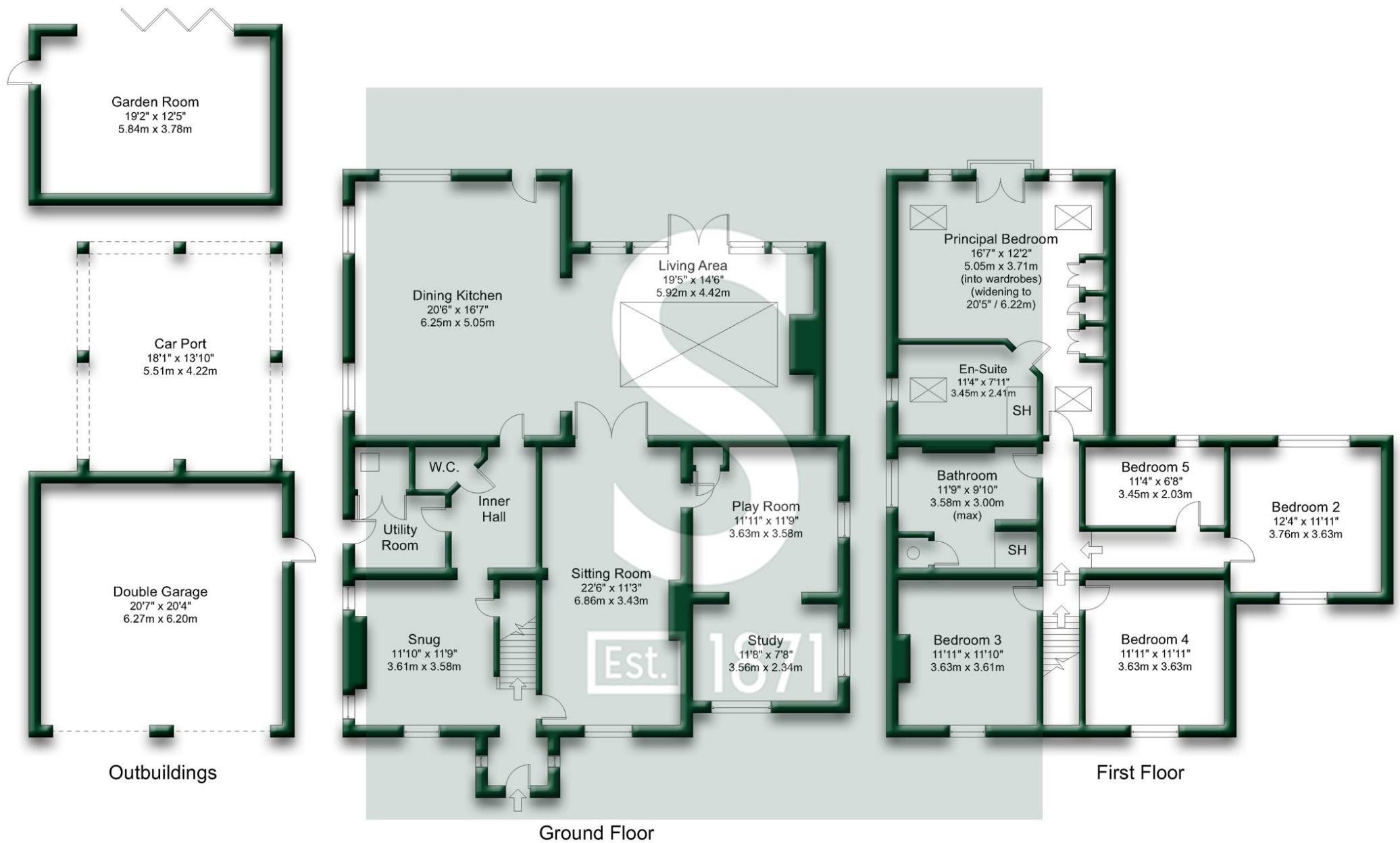


The high specification kitchen is a chef's dream with expansive quartz worktops, bespoke larder cupboard and a commanding quartz topped central island with a walnut dining bar, complemented by a full suite of premium integrated appliances that include an induction hob with downdraft extractor, eye-level steam oven and combination microwave, three warming drawers, fridge, freezer, dishwasher and wine chiller. Further ground floor highlights include an inner hallway leading to a cloakroom/WC and an impressive "bootility" room, combining practicality with elegant design. Upstairs, the split-level landing leads to a sumptuous principal bedroom suite complete with high vaulted ceiling, exposed oak beams, Juliet balcony with garden views, bespoke fitted wardrobes and a stylish en-suite bathroom with both bath and separate walk-in shower. Four additional double bedrooms are served by a luxurious house bathroom, also featuring a bath and separate walk-in shower. Additional features of note include oil-fired central heating, high performance double glazing throughout and exquisite attention to detail in every corner of the home.





A remote controlled gated driveway provides parking at the front of the cottage and continues for a further 40 yards (36.5m) to the rear where there is an oak framed twin bay car port and a substantial brick built double garage with remote control doors and invaluable loft storage space. The professionally landscaped rear garden extends to approximately two thirds of an acre and features an idyllic and expansive paved seating area featuring hidden seating and al fresco dining areas, calming water feature and a pathway leading you through to an outdoor kitchen, stunning 240 sq ft (22.3 sq m) garden room with bi-folding doors and views across the breathtakingly beautiful rolling lawns with its wooded backdrop and purposefully designed walkways leading you to specific dawn break and sunset facing seating areas as well as a whimsical and unique "Jurassic Park" play space, a delight for children and a charming talking point for guests. The grounds are further enhanced by a productive orchard (pear, apple, plum, and cherry), herb and vegetable gardens, a greenhouse, two sheds and a variety of discreet storage areas. In total this remarkable family home stands within a plot of around 0.92 of an acre.



Gross internal floor area excluding Outbuildings (approx.): 258.2 sq m (2,780 sq ft)

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