



Main Street, Heslington, York Offers Over £800,000

A delightful former gamekeeper's cottage, dating back to 1860 and having been thoughtfully extended in keeping with the original property, offering stunning accommodation and gardens. Located in the pretty village of Heslington, just ten minutes from York City Centre, this unique home is offered for sale with no forward chain.



Originally the gamekeeper's cottage to The Deramore Estate and having been owned by the same family for over 25 years, and lovingly maintained throughout, the property now offers a wonderful home for the next buyer to cherish.

Entered through a solid wood door, into a large, carpeted entrance hall with traditional coving, where internal doors lead into the living spaces and a traditional turn style staircase with wooden hand rail leading to the first floor.

Sitting to the left side of the ground floor is the principal reception room which presents a pretty sitting room with traditional features such as picture rails, coving and a gorgeous working gas fire. A sash window to the front, as well as two large sash windows to the rear and a side door leading into the garden allow a stream of natural light flow into the lounge.



The second reception room offers a lovely dining room, which can be accessed either from the hallway or flowing through from the kitchen. The dining room has ample space for a dining table and chairs and has a bay window to the rear, overlooking the stunning garden.

Found at the rear of the property is the spacious 'Peter Thompson' sourced kitchen which boasts herringbone wood - effect flooring and a range of fitted wooden wall and base units, with granite worktops and tiled splashback. Integrated appliances include a concealed extractor fan, NEFF microwave, dishwasher, sunken stainless steel sink with mixer tap over, a fridge/freezer and space and plumbing for further appliances, such as Range-style cooker. The kitchen features exposed beams to the ceiling and a door leading into the utility/boot room with Belfast sink and space and plumbing for further appliances. Another door in turn leads out to the home's beautiful rear garden.



Completing the ground floor is a cloakroom and downstairs WC, comprising low flush WC, handwash basin and additional storage cupboard.

To the first floor of the property are three good-sized double bedrooms and a family bathroom. A large landing and hallway provides multiple storage cupboards and features beautiful sash windows to the front as well as lovely archways, in keeping with the charm and character throughout the home. Two of the bedrooms have dual aspect with views to the rear garden.

A family bathroom comprises a panel bath with traditional mixer tap and handheld shower over, low flush WC, bidet, vanity unit with hand wash basin and corner shower.



Externally, the property is complimented by beautiful gardens to the front and rear. The front garden presents the perfect first impression of the home, having maze hedges, which combine structure and charm, creating a warm and intriguing approach to the home. To the rear, the walled garden features a mix of paved patio and lush greenery, creating a perfect outdoor retreat. The stone-flagged patio offers an inviting seating area, ideal for alfresco dining or relaxing with a cup of tea or glass of 'Pimms'. A low maintenance artificial lawn is surrounding brick walled beds with a variety of vibrant plants and shrubs, as well as a lovely water feature.

The property boasts a garage as well as further off-street parking on the gravelled shared driveway.

Offered for sale with no forward chain and situated opposite the Charles XII pub in the highly desirable Main Street of Heslington, where homes rarely come up for sale, this unique home is sure to be popular amongst a range of buyers, therefore an early viewing is highly recommended.



Heslington, nestled on the outskirts of York, is a charming and picturesque village that perfectly encapsulates the quintessential village experience, whilst being only a short walk from the University of York and ten minutes from the City Centre. Highly regarded local amenities include two village pubs, a post office and fabulous sandwich shop.

Tenure: Freehold

Services: Mains gas, water, electricity and drainage are understood to be installed to the property

EPC Rating: - TBC

Council Tax: York City Council - Band - F

Viewings: Strictly via the selling agent 01904 625533



Ground Floor

First Floor

Garage Space

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Est. | 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

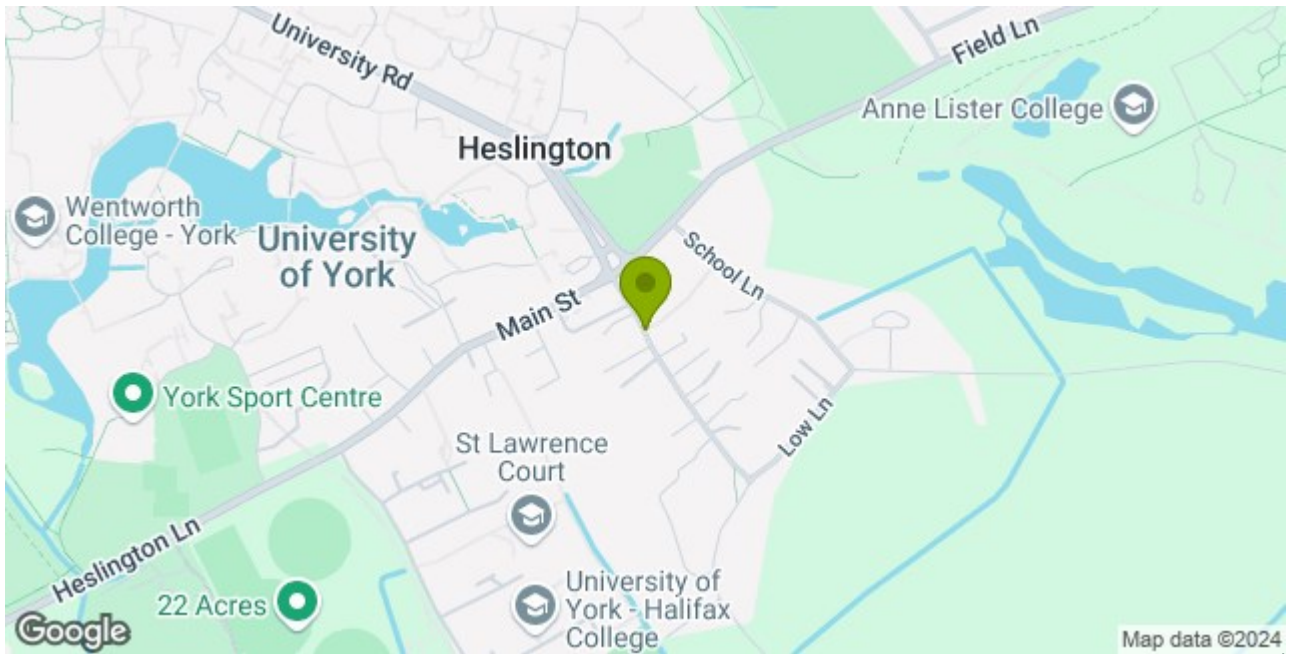
Gross Internal Floor Area: Approx. 1635 SQ FT / 151 SQ M – (Excluding Garage)
 Ground Floor Area: Approx. 922 SQ FT / 85.7 SQ M First Floor Area: Approx. 712 SQ FT / 66.2 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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