



Bridge Garth, Heslington, York £1,000,000

Recently extended and modernised to an exceptional specification, this beautifully presented, detached family residence offers a perfect balance of village life and city convenience within a wonderful backwater position.



Set in the highly sought-after conservation village of Heslington, less than two miles south of York city centre, the property enjoys a particularly private and secluded setting at the end of a quiet lane, just off the picturesque main street tree line with charming period houses.

Originally built circa 2004, Greenberry House has been thoughtfully extended and comprehensively upgraded, presenting architectural character with contemporary design and beautiful interior décor. The traditional exterior, crafted in mellow brick with a pantile roof and handsome oak-framed porch, sits harmoniously within the village setting, while inside, every detail has been finished to a high standard.

Providing in excess of 2,500 sq. ft. of beautifully appointed and versatile family accommodation, the house is arranged around a gracious entrance hall which sets the tone for the interiors beyond. The full-width, dual-aspect sitting room is flooded with natural light and enjoys direct access, via a glazed door, to the sunken rear terrace and landscaped garden. A well-placed study/playroom offers additional flexible living space, whilst the undoubted centerpiece of the ground floor is the magnificent open-plan living, dining and kitchen, with the added benefit of underfloor heating.

This exceptional room, recently redesigned with both style and practicality in mind, features elegant bi-folding doors opening seamlessly to the terrace and garden beyond, creating a superb setting for both everyday living and entertaining. The kitchen is finished to a luxurious standard, boasting a large central island with sleek Quartz work surfaces and a comprehensive range of high-quality integrated appliances. A concealed walk-in larder enhances both convenience and charm, whilst a separate utility/laundry room and guest cloakroom complete the ground floor accommodation.

The upper floors have been thoughtfully arranged to provide excellent flexibility, comprising five generously proportioned double bedrooms and four beautifully appointed bathrooms, three of which are en suite. The principal suite is particularly impressive, offering a large en suite with underfloor heating, along with a dressing area with bespoke fitted wardrobes. The two top-floor bedrooms provide an adaptable space, ideally suited to guest accommodation, home offices, playrooms, or teenagers' suites.

Externally, the home offers superb spaces for both relaxation and entertaining. The landscaped rear walled garden features sunken entertaining terrace, well maintained lawns and mature trees and planting. To the front, an attractive cobbled driveway provides ample parking alongside a large detached brick-built garage with double timber doors and vaulted roof.

Heslington provides a wealth of local amenities, all within walking distance, including a post office/newsagent, convenience store, bakery and a welcoming village pubs. The nearby University of York campus offers further leisure facilities including a sports centre with gym and swimming pool, while Fulford Golf Club and the David Lloyd Leisure Centre are both close at hand. The property also falls within the catchment area for highly regarded schools: Lord Deramore's Primary and Fulford Secondary.

Property Information

Tenure: Freehold

Services/Utilities: All mains services are understood to be connected.

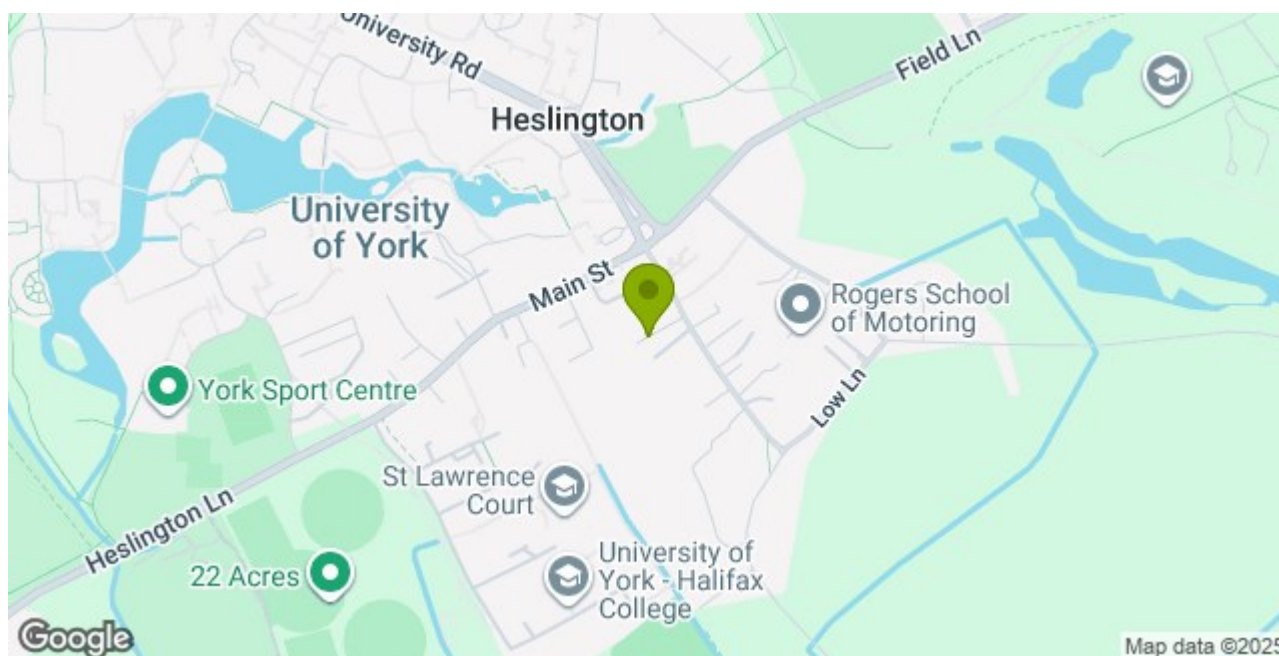
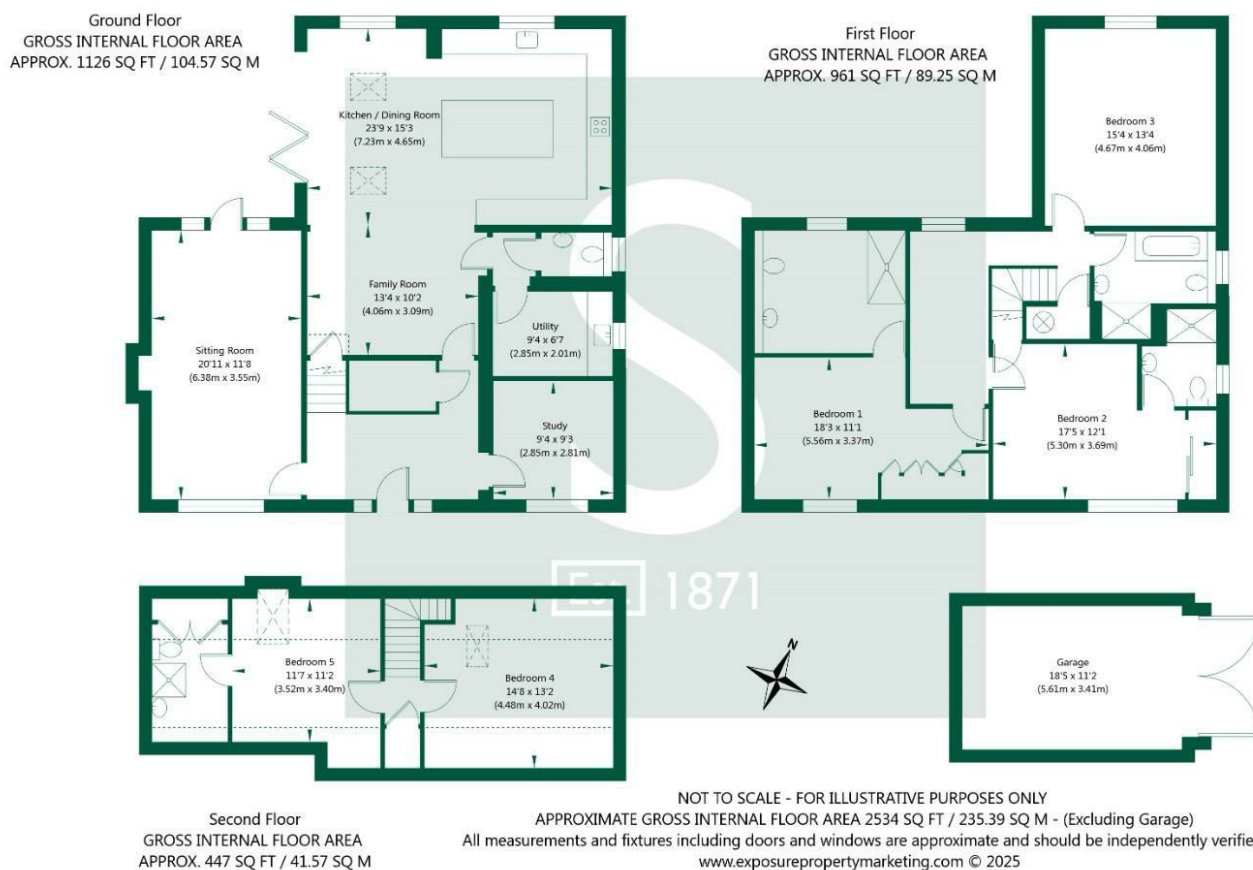
EPC Rating: 69 - C

Council Tax: G - York City Council

Current Planning Permission: No current planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

Bridge Garth, Heslington, York, YO10 5BF



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