



## Old Ways View Main Street, Hemingbrough

Offers In Excess Of £650,000

- Extensive Detached Family Home
- Gardens Extending to 0.30 Acre
- Open Plan Living Kitchen Area
- Generous Lounge
- Home Office, Ground Floor Shower Room
- 5 Bedrooms Over 2 Floors
- Dressing Room
- Family Bathroom & 2 En-Suites
- Detached Garage, Two Sheds

A fine example of a contemporary and extensive detached family home, set across three floors, with tremendous outdoor space extending to 0.30 Acre.

The property was acquired by the present owners in 2021. Since then, they have carried out a comprehensive programme of renovation works which has seen the house extended, reconfigured and beautifully modernised throughout.

The major works started in 2021 - 2022 following the demolition of a conservatory and the construction of single storey extension to the rear elevation. The flow of the house was given extraordinary consideration so that the sellers can make use of the rooms and can also enjoy the open plan living kitchen space which makes up a good proportion of the ground floor arrangement. The extension works were done to create a house which enjoys expansive and flowing accommodation to the ground floor and flexibility, all of which have been completed to the highest of standards.

As one would expect with a house of this calibre, there is a large, high specification kitchen fitted with an extensive range of grey units with contrasting quartz worktop, finished with quality appliances. A central island is positioned so that the open plan living arrangements can be enjoyed, particularly whilst dining and entertaining. Natural light passes through in an abundance thanks to a ceiling lantern, side window and a set of bi-folding doors.

The open plan space has been designed so that a living space and kitchen area can be enjoyed as one with views across the garden, with the ability to extend the living space to the outside raised patio in the warmer months. The materials used, fixtures and fittings are inspiring and have blended into an impressive modern family home.

Along the right of the property is a generously sized lounge enjoying an impressive brick built fireplace with dual fuel burner. There is a built in TV cabinet and solid wood flooring throughout. There is a cosy snug with a built in media wall painted in soft sage green. To the opposing side, a utility room has provisions for all laundry facilities.

The ground floor is further enhanced by a home office and shower room and an area with built in boot room units, perfect for those with muddy pawed dogs and shoes. There is a separate rear door access into this area of the property.

Ascending to the first floor, the landing gives access to three double bedrooms and dressing room, each having conditioned wood flooring. The main bedroom is beautifully decorated in elegant colours and complemented by cornice to the ceiling. There are also built in wardrobes and an en-suite shower.

All three bedrooms and dressing room benefit from a double glazed window and central heating radiator. The dressing room has been designed to the owners requirements and equipped with a range of built in wardrobes and dressing table. Converting this room back into a bedroom can be done relatively cost effectively, if required. The first floor accommodation is completed by a house bathroom enjoying a traditional three piece suite and half surrounding tiling in a maroon colour.

A second staircase leads to the top floor, where a further two double bedrooms will be found. The bedroom located to the left hand side has an en-suite, perfectly for overnight guests or teenage children. There is a Velux and side window to each bedroom and conditioned wood flooring throughout.

Externally the property is accessed through a gated entrance which leads to a substantial gravelled front driveway which opens out at the front of the property onto a hardstanding, which provides off street parking and turning bay for numerous motor vehicles. The driveway continues alongside the property to the rear where a detached tandem style garage will be found. The rear of the garage has also been partially converted into a workshop with a power and electric supply.

The property is set back from Main Street, enjoying its own private grounds of almost a third of an acre.

The bulk of the grounds are made up by the rear garden, with the space and privacy being undoubtedly one of the main selling features. The elevated patio area immediately from the extension is a perfect size and is enclosed to three sides with steps leading down to the lawned area.

The rear garden is predominantly laid to lawn with enclosed fence and tree lined boundaries. The garden benefits from a shed and summer house which is used as an outdoor bar and has a power supply. Towards the rear of the garden, there is a timber framed pergola with an apex roof as another hotspot to enjoy outdoor dining, relax or entertaining.

The property represents the perfect example of a beautiful and versatile property, tailored perfectly for those with families and admire generous private outdoor space. We strongly recommend an early inspection and appointments are strictly by appointment only.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

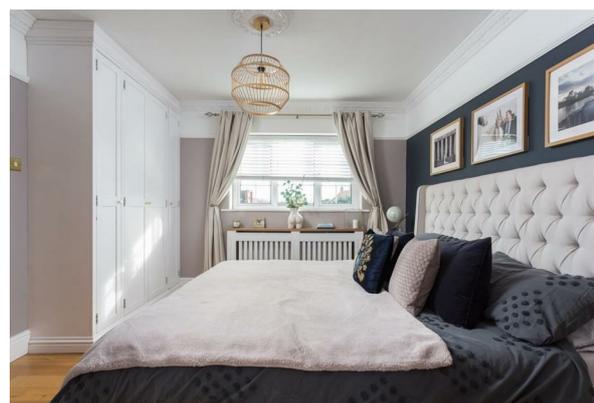
EPC Rating: 72 (C)

Council Tax: North Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

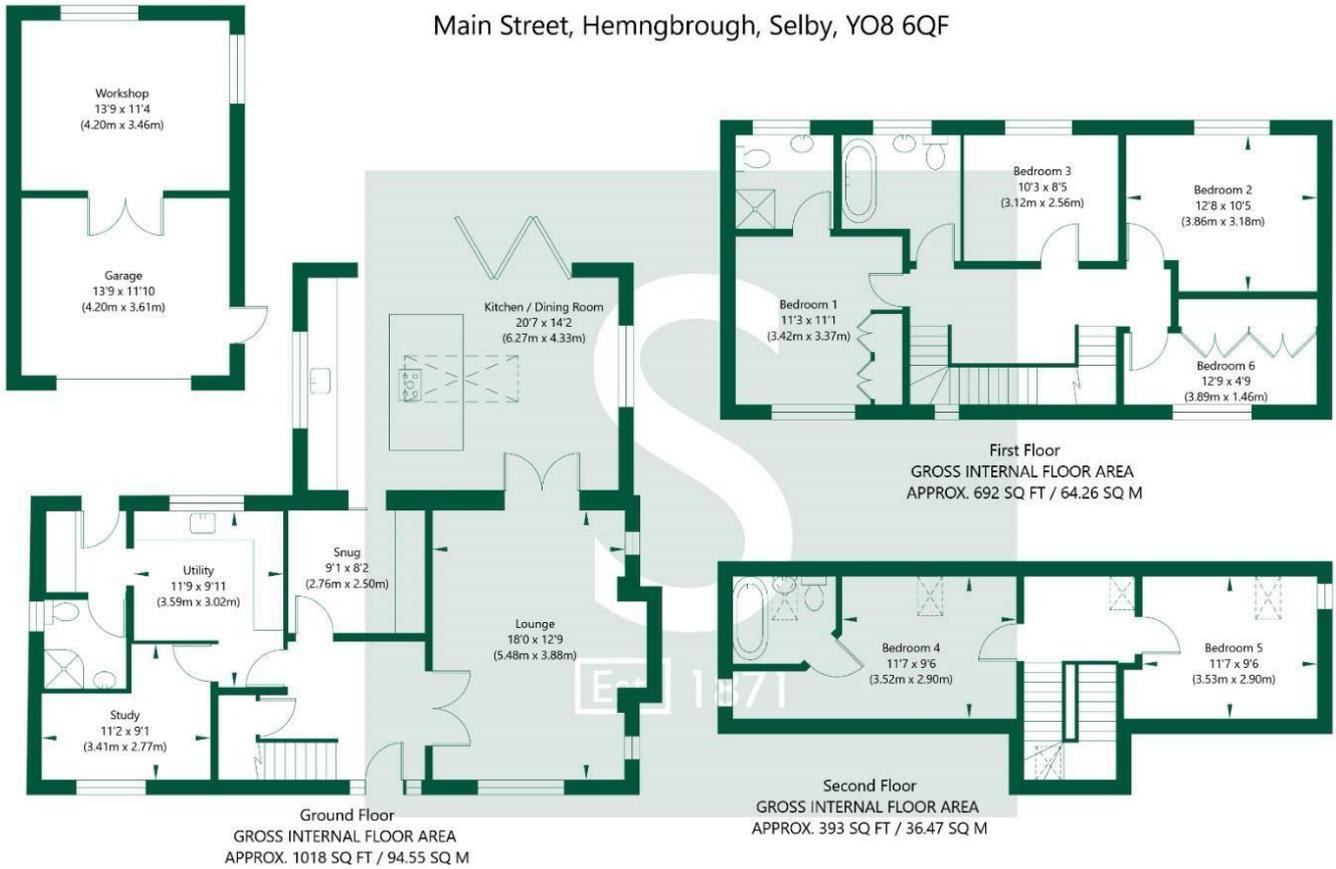
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.

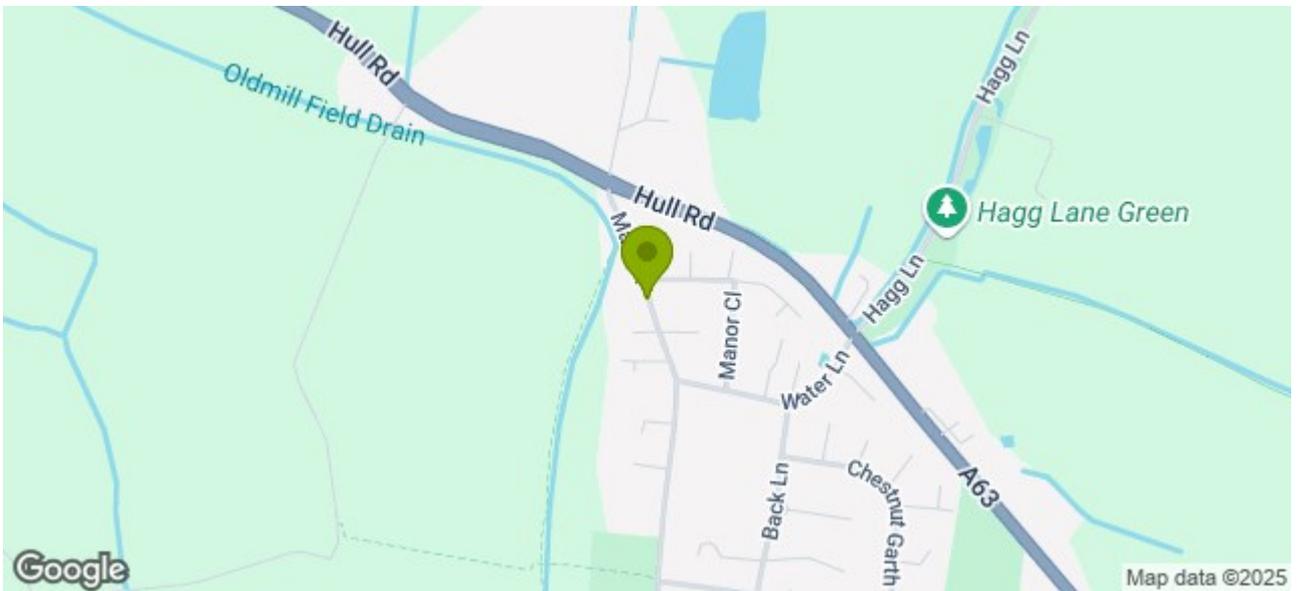




Main Street, Hemngbrough, Selby, YO8 6QF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2103 SQ FT / 195.28 SQ M - (Excluding Garage and Workshop)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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