



Towthorpe Road, Haxby YO32 3LZ

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Towthorpe Road, Haxby YO32 3LZ

\*\* MATTERPORT 360 DEGREE 3D VIRTUAL TOUR LINK AVAILABLE ON REQUEST\*\*

\*\*\* ARCHITECT DESIGNED & BUILT 4 BED DETACHED FAMILY HOME \*\*\* SCANDINAVIAN FEEL \*\*\* NEVER BEFORE ON OPEN MARKET \*\*\* BUILT IN 1950'S \*\*\* SOUGHT AFTER HAXBY LOCATION \*\*\* FULL OF PERIOD FEATURES \*\*\* WEST FACING GARDEN \*\*\* PLENTY OF GLASS ALLOWING LOTS OF NATURAL LIGHT \*\*\* FIRST FLOOR PRINCIPAL BEDROOM WITH WET ROOM \*\*\* SOLAR PANELS \*\*\* GAS COMBI HEATING SYSTEM \*\*\* EPC RATING E \*\*\* COUNCIL TAX BAND F \*\*\*

We are delighted to present to the market this rare opportunity to buy a genuine architect designed 1950's built home packed with period features and lots of light from the extensive glazing. Designed by renowned ecclesiastical York based architect, Ron Sims, this property has never been on the open market. Currently owned by the same family the time has come for a new owner to appreciate this lovely home and enjoy the modernist architecture of the time and nods to the Arts and Crafts movement as well as enjoying modern features like a refitted open plan kitchen diner, solar panels and running on a gas combi boiler system.

The ground floor briefly comprises 3 of the bedrooms, family bathroom, the kitchen diner and a spacious sitting room enjoying views of the west facing garden, whilst upstairs is the main bedroom and a wet room as well as the architects home office area on the landing. In addition there is a further side lobby and workshop utility.

With its impressive gardens to both front and rear we encourage you to watch the video and book a viewing if of interest. Contact Hunters Haxby on 01904 750555





#### **ACCOMMODATION**

Enter via hardwood door with glazed units to the side

#### **ENTRANCE HALL**

Wow! You are welcomed with a 'wall of glass' with views through to the rear garden! Wood effect flooring leads through the left to the ground floor bedrooms and to the right to the main entertaining areas and then additionally to the stairs to the main bedroom suite.

#### **KITCHEN DINER**

The kitchen and dining rooms have in recent years been opened up and combined to provide this stunning kitchen diner mixing the old with the new. It's a wonderful space with the feature open tread wooden staircase leading up to the master bedroom and office whilst the dining area retains the wood ceiling and opens through to the modern kitchen. The kitchen has a range of gloss wall and base units with central breakfast bar area. Integrated appliances include Neff oven and microwave, larder fridge and freezer, induction hob with inset ceiling extractor unit, dishwasher and inset sink. Windows to the front and side make the whole area light and airy with a door leading from the dining area out to the rear garden sitting area. An internal door leads to the side entrance. There are radiators in both the kitchen and dining areas.



#### **SITTING ROOM**

So many features in this lovely room with its copperclad open fire, original parquet wood flooring, wooden ceiling and picture windows to the rear and side, lots of space to let you enjoy views of the garden. In addition there is also a tucked away wine store!

#### **FAMILY BATHROOM**

Situated off the entrance hall the room has the benefit of a bath and separate shower cubicle, wash hand basin, wc, radiator, windows to the front and extractor fan

#### **BEDROOM 3**

Situated at the front of the property this room has well designed bespoke fitted furniture including a desk workstation as well as ample storage. Large windows to the front provide plenty of light

#### **BEDROOM 4**

Single bedroom with again windows to the front and fitted storage solutions and feature shelved bed area

#### **BEDROOM 2**

Further fitted storage solutions and shelving as well as another desk



workstation, lots of light from the glazing to the rear offering views out to the garden

#### **FIRST FLOOR LANDING**

Skillfully designed landing with working from home an option with the built in architect plans table and drawers with roof light above as well as a desk in front of windows to the front. 'Secret' eaves storage solutions on either side of the landing

#### **BEDROOM 1**

Situated at the rear of the property and again with built in storage and a feature dressing table with windows to the rear offering views and plenty of natural light

#### **WET ROOM**

Refitted by the current owners this is a tiled wetroom with shower, basin and wc

#### **SIDE ENTRANCE AREA**

Ground floor side entrance from the carport. Access via a stained glass door with this lobby giving access into the kitchen and also the workshop utility



#### **WORKSHOP UTILITY ROOM**

Useful space with all space and plumbing for washing machine and tumble dryer as well as workshop storage options.

#### **OUTSIDE**

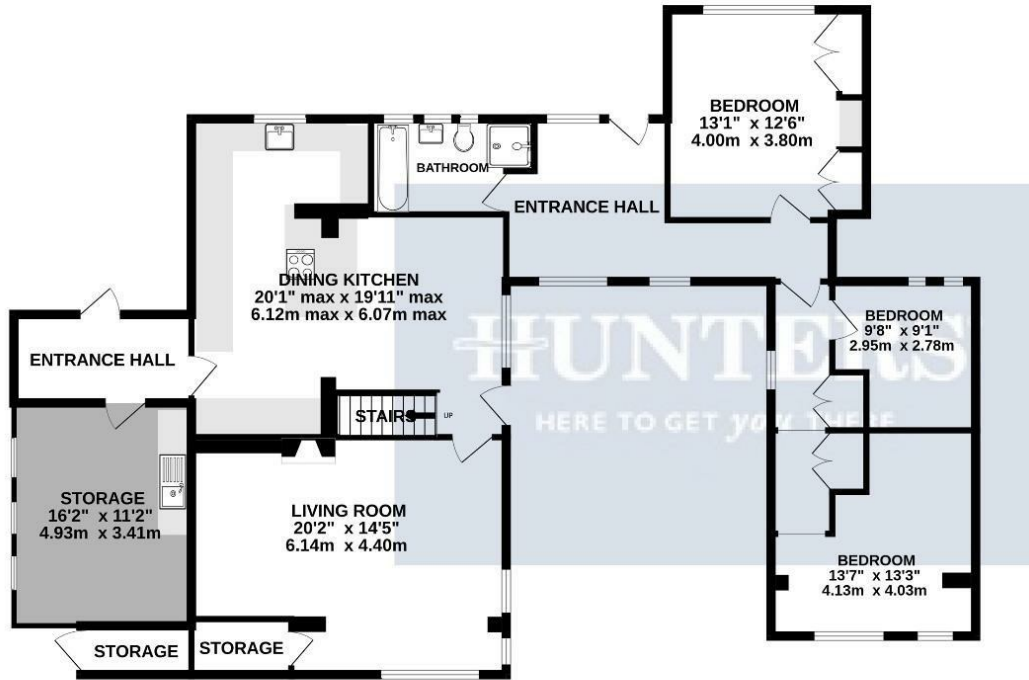
The property sits in a private secluded position on Towthorpe Road shielded by the trees at the front. there is a sweeping block paved drive providing ample parking and leads to the car port. This is a delightfully private front area. The rear garden is enclosed and west facing with an ornamental pond. Heavily planted and again privacy afforded from the multiple mature trees screening you from property to the rear. The garden enjoys various seating areas to enjoy throughout the day and a paved seating area directly outside the dining room catches afternoon sun and well into the evening. This is a much-loved garden and it shines through. There are various storage solutions in the garden including timber shed and store.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR  
1359 sq.ft. (126.3 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	73
England & Wales	EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Haxby -  
01904 750555 <https://www.hunters.com>

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