



The Village, Earswick

Park Row

Offers Over £2,000,000

Earswick | York | YO32 9SL



Nestled on the outskirts of York, the picturesque village of Earswick offers an idyllic escape surrounded by gently rolling hills, vibrant countryside, and a friendly, close-knit community. Known for its charming cottages and beautifully maintained gardens, Earswick is a sought-after location for those seeking natural beauty and tranquillity.

Designed and crafted in 2016 by its current owners, this exceptional detached residence spans over 7,500 square feet and was thoughtfully designed to harmonise with its scenic surroundings. Spread across multiple levels, the property boasts expansive balconies that capture breathtaking views of the River Foss and the vast greenbelt landscape beyond. The home includes a fully equipped basement featuring a private gym and cinema room, adding to its luxurious appeal.

With an MVHR ventilation system to enhance energy efficiency and indoor air quality, and a Control4 Home Automation system for customisable smart home management—including lighting, audio, video, climate, intercom, and security—this property effortlessly blends modern convenience with comfort.

An integral double garage and workshop provide versatile space, while the wrap-around garden creates an inviting setting for gatherings and cherished moments with family and friends.



The Village

5 5 3 B



GROUND FLOOR ACCOMMODATION

Benefitting from tiled flooring with underfloor heating throughout.

Hallway

37'2" x 30'8" maximums (11.35m x 9.36m maximums)

Fully length double glazed unit next to entrance door to the front elevation and double glazed window to the side elevation. Open aspect ceiling looking up to the galleried landings to the First and Second floors. Cantilever staircase in walnut with glass panelling. Further staircase with inset lighting and balustrade leading to basement. Keypad for home automation system. Walnut doors leading off.

Inner Hallway

Double doors leading into storage and further door leading into double garage and door into:

Ground Floor w.c

7'1" x 2'8" (2.17m x 0.82m)

Fitted with 'Villeroy & Boch' suite comprising floating effect w.c with concealed cistern and chrome controls and wash hand basin with chrome mixer tap over set into vanity unit. Double glazed window fitted with 'Smart' glass to the front elevation.



Kitchen Diner

40'2" x 16'11" (12.25m x 5.17m)

Bespoke 'Beekman' range of both white and black high glass base and wall units. Inset brushed copper one and a half bowl basins with matching 'Caple' hot water mixer tap over. 'Miele' appliances include: oven, microwave, warming drawer, steam oven, induction hob with extractor fan over, wine rack and dishwasher. 'Cosentino' work surface with inset lighting and breakfast bar area with glass pillar and inset lighting. Bi-fold doors to the rear elevation giving spectacular views over garden and fields beyond, including the River Foss and bi-fold doors to the side elevation opening out onto courtyard and patio area. Double glazed window to the front elevation. Control panel for Control4 Home Automation System.

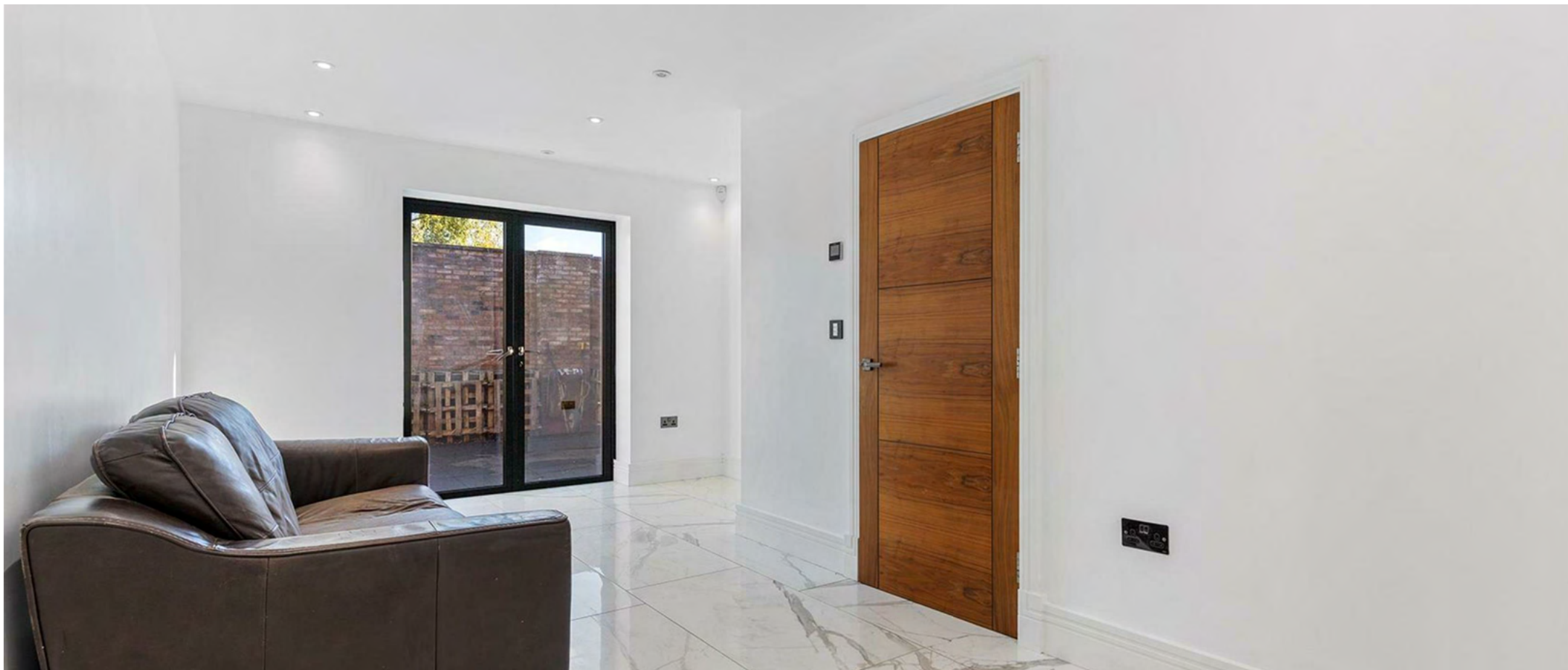
Utility

11'10" x 7'8" (3.63m x 2.36m)

Range of base, wall and larder units with 'Cosentino' work surfaces and inset black sink with chrome mixer tap over. Plumbing for washing machine. Door into Workshop and further door leading into 'Jack and Jill' en-suite for Bedroom Five.







Snug

19'7" x 11'3" (5.97m x 3.45m)

Double 'French' style doors to the side elevation leading out onto courtyard area.

Office/Study

11'11" x 10'1" (3.64m x 3.09m)

Double glazed window to the side elevation.





Bedroom Five

20'11" x 15'0" (6.40m x 4.59m)

Double glazed window to the rear elevation. Door into:



En-Suite

16'3" x 5'6" (4.97m x 1.69m)

Walk-in shower with body jets, fixed head shower over and inset chrome controls. 'Villeroy & Boch' floating effect w.c with concealed cistern and chrome controls. Black wash hand basin set into vanity unit with chrome mixer tap over. Wall mounted chrome heated towel rail.



BASEMENT

Underfloor heating throughout.

Hall

Doors leading off.

Cinema Room

22'7" x 17'3" (6.89m x 5.27m)

'Epson' cinema projector and media system.

Gym

18'8" x 18'3" (5.71m x 5.57m)





FIRST FLOOR ACCOMMODATION

Landing

Feature window to the front elevation spanning the First and Second floors to provide stunning views over the River Foss. Walnut staircase with glass panelling leading to Second Floor accommodation. Double storage cupboards containing media control centre. Walnut doors leading off.

W.C.

6'2" x 4'5" (1.90m x 1.37m)

'Villeroy & Boch' white floating effect w.c with concealed cistern and chrome controls. Wash hand basin set into vanity unit with infrared chrome tap. Tiled flooring.

Lounge

23'11" x 17'1" (7.30m x 5.23m)

Bi-fold doors opening onto balcony with glass panelling and double glazed window to the front elevation giving views over the River Foss. Contemporary central heating radiator and television point.









Bedroom Two

18'8" x 11'8" maximums (5.70m x 3.56m maximums)

Range of fitted wardrobes; three with full length mirrored sliding doors. UPVC double glazed window to the front elevation giving views over fields. Television point. Door into:

En-Suite

11'11" x 10'4" (3.64m x 3.15m)

White bath inset to tiled surround with chrome controls. Walk-in shower with fixed head shower and additional attachment. 'Villeroy & Boch' suite comprising floating effect w.c with concealed cistern and wash hand basin set into vanity unit with chrome mixer tap over. Double glazed frosted window to the rear elevation. Chrome heated towel rail.



Bedroom Three

15'9" x 13'6" (4.81m x 4.13m)

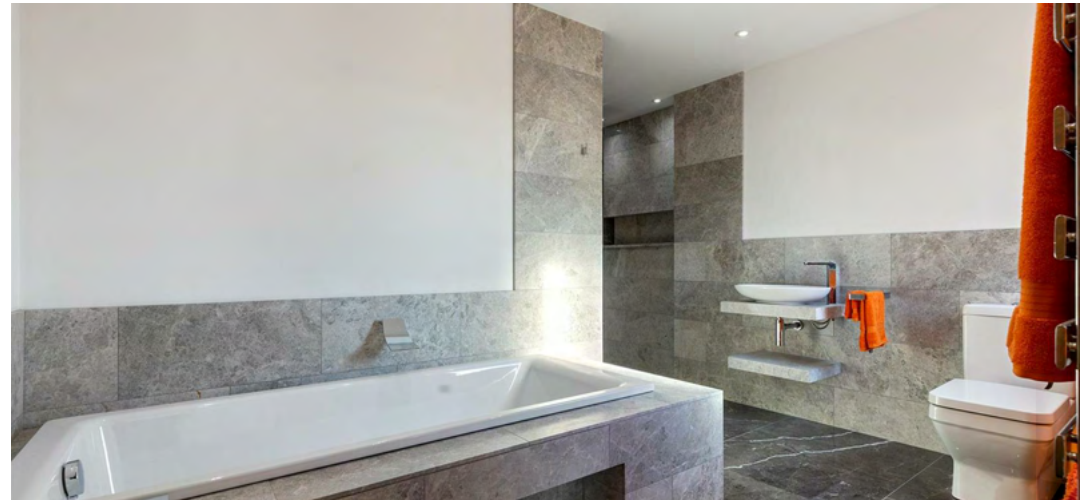
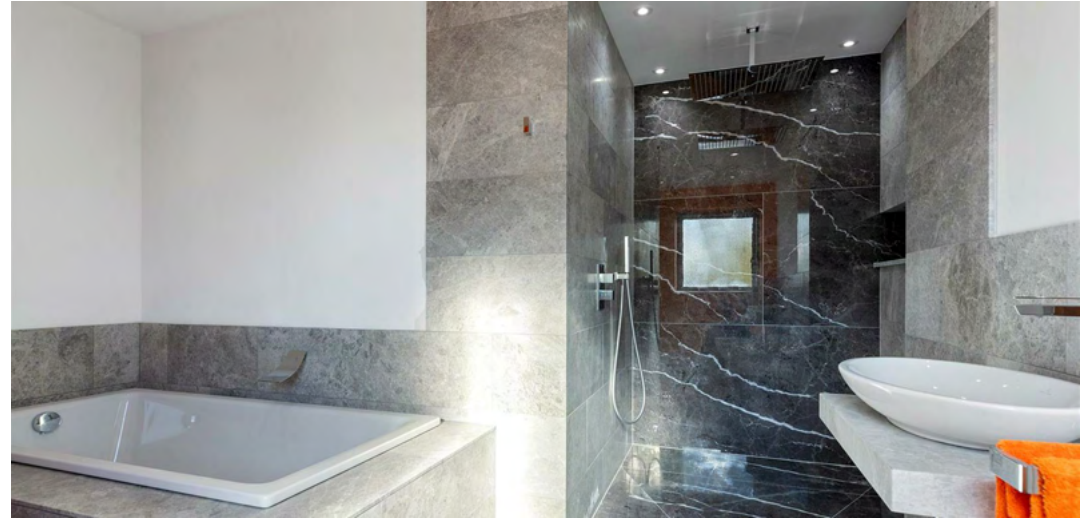
Double glazed window to the rear elevation and television point. Door into:



En-Suite

11'10" x 11'9" (3.62m x 3.59m)

White bath inset to tiled surround with chrome controls. Walk-in shower with fixed head shower and additional attachment. 'Villeroy & Boch' suite comprising low flush w.c and wash hand basin set into vanity unit with chrome mixer tap over. Double glazed frosted window to the rear elevation. Chrome heated towel rail.





Bedroom Four

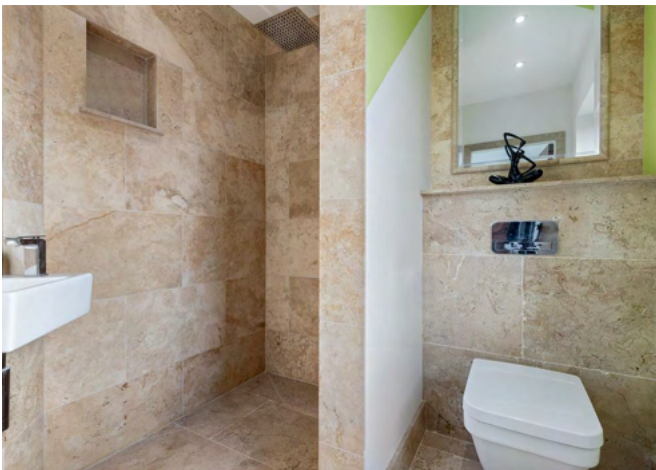
17'5" x 15'5" (5.32m x 4.71m)

Double aspect windows to rear and side elevations, giving views over garden and fields beyond. Television point. Door into:

En-Suite

6'9" x 3'7" (2.08m x 1.10m)

Walk-in shower with fixed head shower and additional attachment. 'Villeroy & Boch' suite comprising floating effect w.c with concealed cistern and wall mounted wash hand basin with chrome mixer tap over. Double glazed frosted window to the rear elevation. Contemporary chrome radiator.





SECOND FLOOR ACCOMMODATION

Landing

Feature window giving views over the River Foss and fields beyond. Glass panelling to staircase. Door leading into:



Principle Bedroom

34'6" x 22'3" (10.52m x 6.80m)

Double glazed window to the front elevation giving views over the River Foss and fields beyond. Double glazed 'French' style doors to the side elevation opening onto balcony with glass panelling and inset lighting, giving views over the garden and fields beyond. Velux double glazed windows to side elevations, recessed inset lighting and storage areas.

Dressing Area

Fitted wardrobes with sliding, mirror-fronted doors leading through into:





En-Suite

18'6" x 18'1" (5.66m x 5.52m)

White bath inset to tiled surround with chrome controls and retractable shower head. Television point. Twin 'Velux' double glazed windows to the rear elevation and double glazed window to the front elevation. Walk-in shower with fixed head shower and additional attachment. Freestanding wash hand basin with inset chrome controls and tap over. Frosted mirrored door leading to 'Villeroy & Boch' floating effect w.c with concealed cistern, chrome heated towel rails.



EXTERIOR

Entrance porch set with Yorkshire stone stepping down onto driveway for off street parking for several vehicles. The property is accessed via electric gate and is fully enclosed with brick wall and fencing. Outside lighting and access leads to Double Integral Garage and then onto Workshop towards the rear. The Yorkshire stone pathway continues around the property and leads to patio area. The garden is predominately

laid to lawn with hedging. The rear offers courtyard with patio and seating areas, perfect for socialising and also benefits from 4000 litre rain water harvesting tank.

Double Integral Garage 19'6" x 17'7" (5.96m x 5.38m)

Electric panelled rolling door. The garage also benefits from M.V.H.R. Ventilation System. Door leading into Inner Hall on Ground Floor.

Workshop

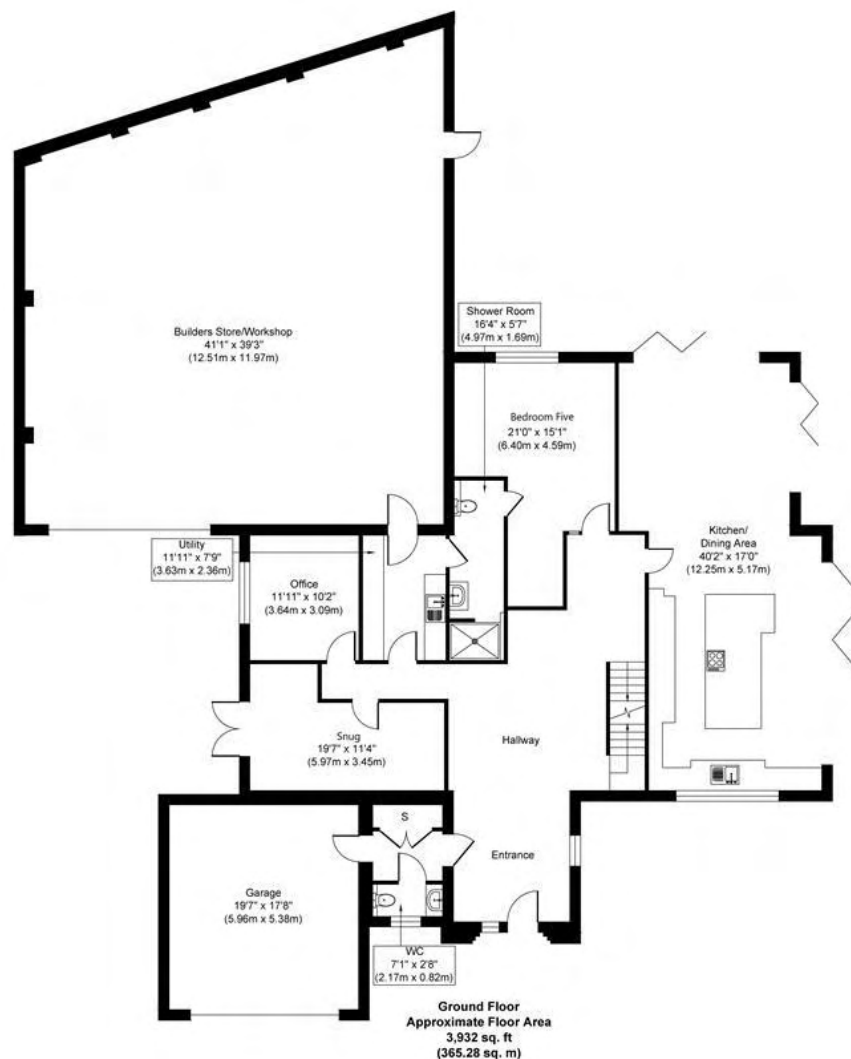
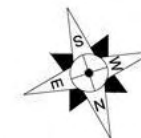
41'0" x 39'3" (12.51m x 11.97m)

Housing pressurised heating cylinders, 'Worcester Bosch' boiler, keypad for home automation system. and matrix for the 'Myson' underfloor heating system. Benefitting from roller electric door and power and lighting. Pedestrian access door leading to rear garden.









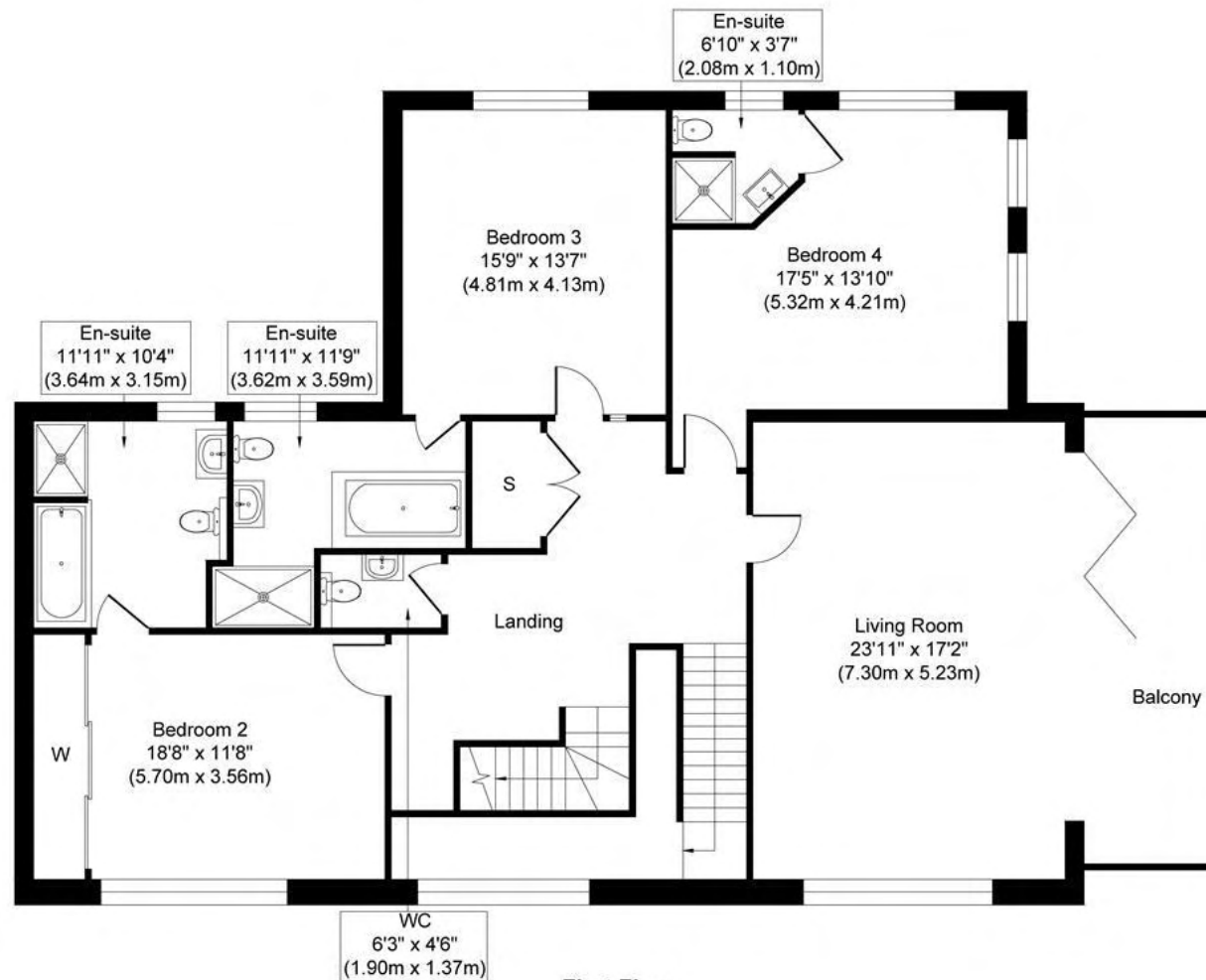
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Basement
Approximate Floor Area
811 sq. ft
(75.32 sq. m)

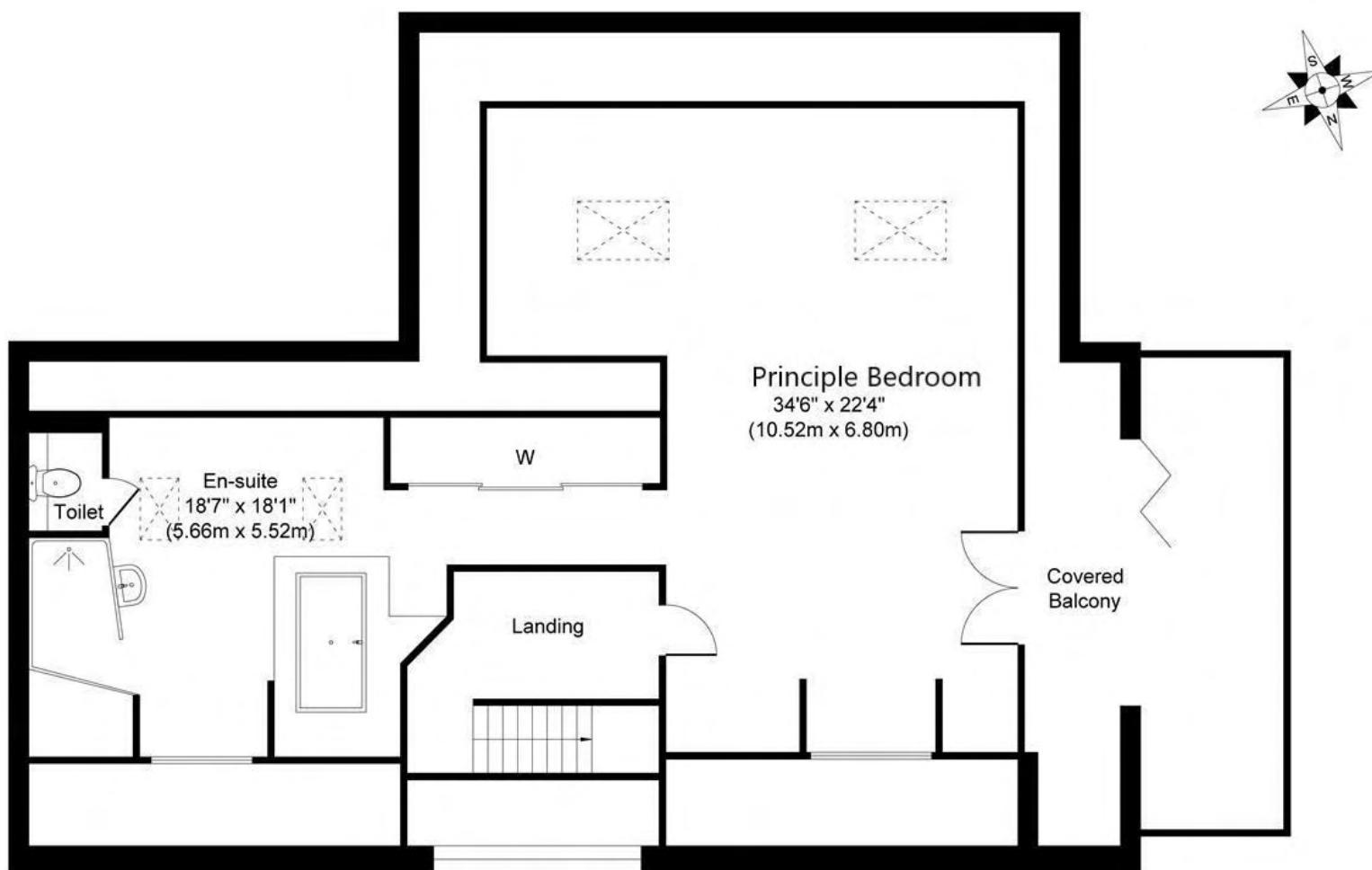
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First Floor
Approximate Floor Area
1,753 sq. ft
(162.87 sq. m)

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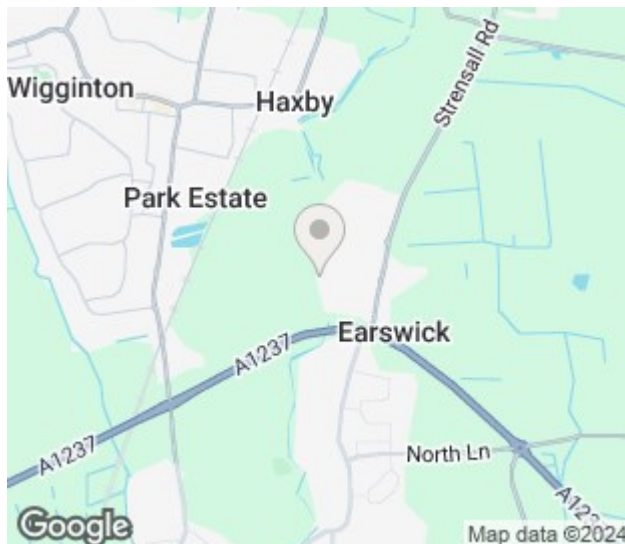
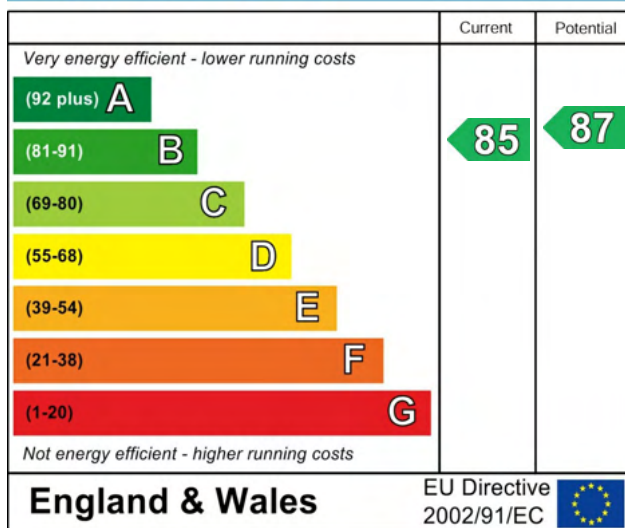
Second Floor
Approximate Floor Area
1,165 sq. ft
(108.21 sq. m)

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Park Row

Energy Efficiency Rating



TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: York City Council
Tax Banding: G

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: MVHR and Thermal Solar
Sewerage: Mains
Water: Mains

Broadband: FTTP
Mobile: 5G

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are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

AGENTS NOTE: MVHR Systems

Mechanical Ventilation with Heat Recovery (MVHR) systems with thermal solar provide ventilation and air quality while also saving energy:

Ventilation: MVHR systems extract stale air from a home and replace it with filtered, fresh air.
Heat recovery: MVHR systems can retain up to 95% of the heat that would otherwise be lost through open windows, trickle vents, and extractor fans.
Thermal solar: MVHR systems can reuse and distribute warmth from solar

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the

property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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