



Easingwold, York

£595,000

**Stephensons**  
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Thirsk Road,  
York YO61 3HL

Est. 1871

£595,000

Set in just under an acre of idyllic gardens and around one third of a mile (550m) from Easingwold's Market Place, this 1920s detached home offers a rare chance to create an exceptional residence in a beautiful, private setting. Free of any onward chain the property provides over 1,800 sq ft of flexible accommodation suited for both house and bungalow hunters alike.

Full of character, charm and exciting potential, this remarkable 1920's home offers a rare opportunity to continue and complete a substantial programme of renovation to create something truly outstanding. With a surprisingly spacious and flexible interior, the property is perfectly positioned for buyers looking to add their own finishing touches and realise its full potential.

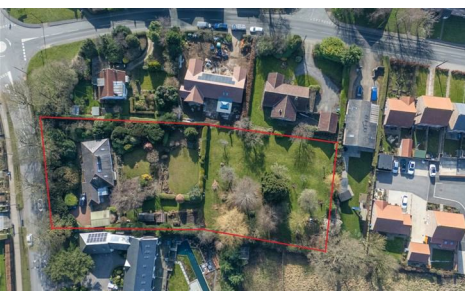
A welcoming reception hall with staircase and stained timber flooring sets the tone, with period style doors opening into 2 formal reception rooms, each with original fireplaces and both enjoying tranquil views over the rear garden.

The impressive 17'6" long dining kitchen has already been updated and replaced in 2026, and now features a range of fitted storage cupboards, space for a range cooker and a central island with further storage and a breakfast bar. This is further complemented by a walk-in pantry and a cast iron gas-fired Rayburn Nouvelle, which currently provides the property's central heating and hot water. Off the kitchen is a newly appointed utility room and a double glazed conservatory, offering direct access to the rear garden and driveway.



Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 1600 Mbps\* download speed  
 EPC Rating: E - 53  
 Council Tax: F - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

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



A side lobby from the dining room leads to a principal bedroom with garden views and en-suite shower room, along with 2 further double bedrooms served by a recently fitted shower room accessed from the main hall.

To the first floor, the landing gives access to a 4th double bedroom, a family bathroom (requiring updating) and a versatile box room, ideal as a nursery, study or home office.

Externally, a gated driveway provides ample parking and access to a detached double garage. The front and side gardens are well screened with mature shrubs and trees, offering a high degree of privacy from Thirsk Road.

To the rear lies a truly idyllic garden and former orchard, an exceptional private haven with tiered lawns, established planting and meandering pathways. Additional features include a former soft fruit garden, a small summer house and an original timber built railway carriage, now used for storage and offering further scope for restoration or imaginative use.

In total, the property occupies a generous plot of approximately 0.936 of an acre, delivering space, privacy, and extraordinary potential in equal measure.

#### AGENTS NOTE

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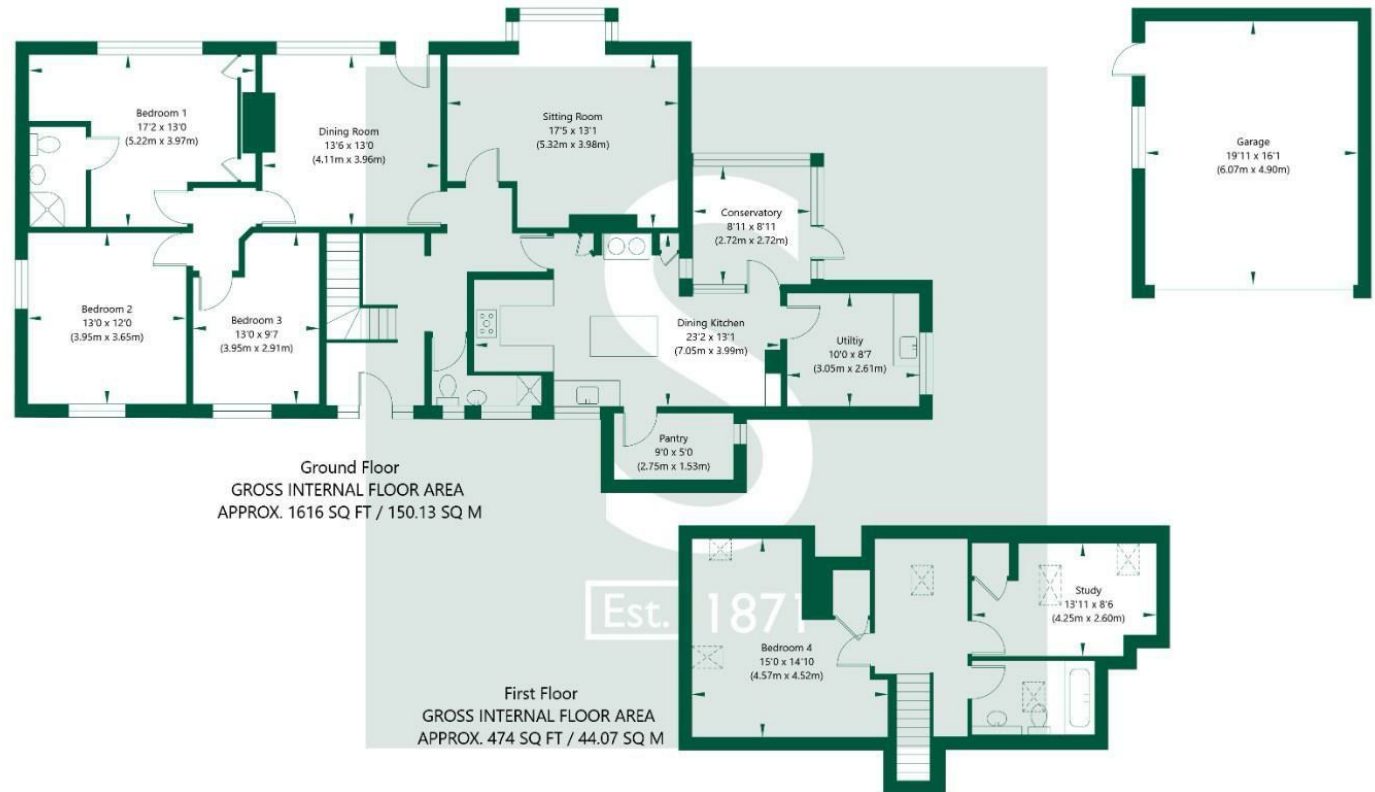
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 APPROXIMATE GROSS INTERNAL FLOOR AREA 2090 SQ FT / 194.2 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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