

The Nookin, Husthwaite, York

£875,000

Stephensons
estate agents & chartered surveyors

The Nookin, York YO61 4PY

Est. 1871

£875,000

A stunning contemporary home set in a 0.23 acre plot, discretely positioned within a picturesque village just 2.5 miles from Easingwold and 15 miles north of York. Built in 2022 and luxuriously appointed throughout, the property boasts a gated driveway and a beautifully landscaped rear garden featuring an exceptional 535 sq ft (50 sq m) outdoor kitchen and living room.

Originally built to a high specification by a local developer in 2022 and lavishly enhanced by the current owners over the last 4 years, this is a truly exceptional village residence where refined luxury, considered design and beautifully crafted entertaining spaces come together to create an outstanding family home.

An oak framed storm porch opens into a spacious reception hall where an elegant staircase creates an impressive first impression. From here, doors lead to a cloakroom/WC, a well proportioned study and an impressive 24'10" (7.57m) long triple-aspect sitting room, centred around a rustic red brick fireplace with a wood burning stove set on a stone hearth.

The outstanding dining kitchen and living room forms the heart of the home. Bi-folding doors from the living area open directly onto the wonderful rear garden, creating a seamless connection between the indoor and outdoor entertaining spaces.

The superbly appointed kitchen features granite worktops, extensive cabinetry and a stylish central island incorporating an oak dining bar and drinks chiller. There is space for a range cooker, together with an integrated fridge, freezer and dishwasher. A practical walk-in pantry provides valuable additional storage and also gives access to the attached garage and utility and laundry area.

Upstairs, a galleried landing with oak balustrading and fitted storage cupboards leads off into 4 generous bedrooms. The principal bedroom







Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: C - 76
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.











benefits from fitted wardrobes and a luxurious en-suite shower room, while 3 further double bedrooms, each with built-in wardrobes, are served by a stylish family bathroom. The bathroom features a dual basin wash stand, striking contemporary bathtub and a separate walk-in shower.

Further features include LPG central heating, double glazing and oak internal doors throughout.

Externally, the property is approached via a 45-yard (41m) long shared driveway with neighbouring Barn Cottage on The Nookin. Remote controlled roller gates provide both privacy and security, opening into a generous walled courtyard with raised flower beds, extensive parking and access to the attached garage via a remote controlled roller door.

The garage has been thoughtfully reconfigured to provide valuable storage together with a practical utility and laundry area. It also offers the potential for conversion to create additional accommodation, subject to the necessary planning and building regulations consents.

The beautifully landscaped rear garden enjoys an exceptional degree of privacy and features 2 lawns, wrap around pathways and dedicated seating areas. The centrepiece is a spectacular 535 sq ft (50 sq m) oak framed outdoor kitchen and living room.

Extending to approximately 41' (12.5m) in length, this versatile outdoor entertaining space incorporates a kitchen area with granite worktops alongside ambient LED lighting creating an impressive setting for entertaining and relaxing throughout the year.

AGENTS NOTE
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Associate Partners:

N Lawrence
I Jarvis MNAEA

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Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

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Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 974 SQ FT / 90.44 SQ M

Est. 1871

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 894 SQ FT / 83.04 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1868 SQ FT / 173.48 SQ M - (Excluding Garage & Outdoor Living Space)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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