



HEWETSON & JOHNSON

A fabulous four bedroom house with an exceptional garden

Maxwell House, Coxwold, York, YO61 4AD





Maxwell house is a very fine Grade 2 listed, village house in one of the area's most popular villages. The property has been in the same ownership for many years, and offers buyers the opportunity to design their ideal home.

Ben Pridden



- Drawing Room
- Study
- Back hall/utility and WC
- Bathroom
- Garden
- Dining room
- Kitchen/breakfast room
- 4 bedrooms
- Off street parking and double garage
- Barn/garden store

Location

Coxwold is a very pretty estate village just inside the North York Moors National Park on its south western edge. There is a popular pub, tennis club and recreation ground in the village.

Easingwold (6 miles) is the nearest town with excellent facilities including schools, convenience stores and local shops. Thirsk is 9.5 miles away and offers more extensive amenities including supermarkets and a train station with regular, direct services to London in about 2 1/4 hours.

There is a primary school in the neighbouring village, Husthwaite, and Ampleforth College is 5.5 miles away.

The House and Garden

Maxwell House is the larger of a pair of houses overlooking St Michaels Church at the top of the village. It has been in the same family's ownership since 1983, and now offers the next owner the opportunity to design and create a modern home to suit their requirements.

The house offers flexible accommodation, including a particularly spacious drawing room and two further reception rooms on the ground floor. There are four first floor bedrooms and a house bathroom.

The property is entered through a gate over a short drive where there is parking and a double garage. To the rear of the property is a fabulous garden with a sweeping lawn leading down to a useful barn, currently used for storage which might make a lovely garden room or home office, subject to any necessary consents.

Services

Mains water, oil central heating, and private drainage which is shared with the neighbouring house.

Covenants

There are restrictive covenants affecting the property that no external alterations are to be carried out to the property without the consent of the Newburgh Priory Estate and also preventing any business use.

Council Tax

Band G payable to North Yorkshire Council

Connectivity

Superfast broadband is available (Ofcom). Mobile reception is "Good Outdoor" (Ofcom)

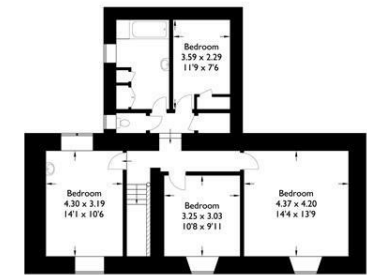




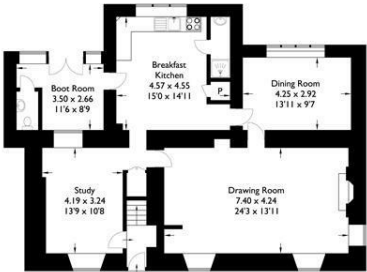


Maxwell House

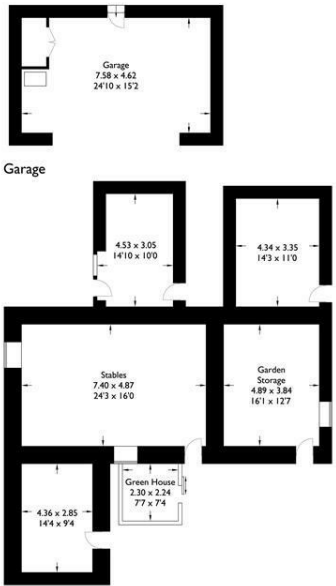
Approximate Gross Internal Area : 181.20 sq m / 1950.42 sq ft
Garage : 35.01 sq m / 376.84 sq ft
Outbuilding : 111.22 sq m / 1197.16 sq ft
Total : 327.43 sq m / 3524.42 sq ft



First Floor



Ground Floor



Outbuilding

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

