



Husthwaite, York

£695,000

**Stephensons**  
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# S

## High Street, York YO61 4PX

Est. 1871

£695,000

This wonderful former 18th Century stone built bothy now offers over 1,690 sq ft of beautifully presented living space, discreetly positioned off a picturesque village High Street only 20 minutes north of York. Features include 2 formal reception rooms, stunning dining kitchen, 2 bathrooms, double garage and an idyllic rear garden with a fabulous beech clad studio.

A welcoming entrance hall with a rustic terracotta tiled floor, painted beams and a staircase leads off with period latch doors into a cosy snug, complete with exposed beams and an original fireplace with an ornate cast iron open grate. Double doors connect the snug to a surprisingly spacious triple-aspect sitting room which benefits from a period fireplace and further double doors opening onto a generous paved seating area.

The stunning 24'1" (7.35m) long dining kitchen enjoys views over both the front and rear gardens and features stripped and polished floorboards, extensive luxurious leathered granite worktops and a range of bespoke cabinetry, including cottage-style pantry cupboard and larder shelving. High-quality appliances include an electric Aga, touch-control induction hob, combination microwave oven, warming drawer, dishwasher, and fridge.

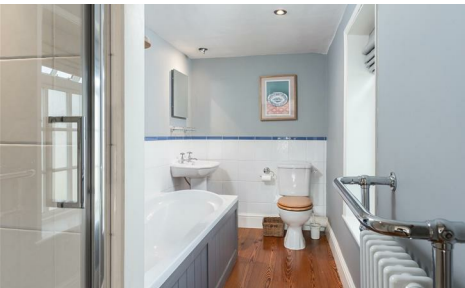
Upstairs, the 19'2" (5.84m) long landing overlooks the rear garden and leads to a superb principal bedroom with a period fireplace, built-in wardrobe, countryside glimpses and a well appointed en-suite bathroom that includes both a bath and a separate walk-in shower. There are also 3 additional double bedrooms and a fabulous period-style family bathroom.

Further highlights include oil-fired central heating with period-style radiators, a mix of traditional and Yorkshire sliding sash double glazing



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
Broadband: Up to 76 Mbps\* download speed  
EPC Rating: E - 51  
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.



and a recently installed (2025) solar panel and battery storage system helping to reduce energy costs and the property's reliance on the national grid.

Discreetly positioned above the village's picturesque High Street, The Nook enjoys an elevated setting with a double garage complete with an EV charging point and a sustainable living roof. Steps to the left of the garage lead up to the front garden, which is mainly laid to lawn and complemented by a selection of fruit trees and a secluded paved seating area

The beautifully landscaped rear garden features an expansive paved terrace accessed directly from both the sitting room and dining kitchen. This space is framed by blossom trees, raised planters and a lawn leading up to an impressive 155 sq ft (14.37 sq m) beech clad studio.

Installed in 2021, this stylish addition offers an illuminated decked seating area alongside a superb garden room with an adjoining workshop/utility space. This remarkable outdoor space offers tremendous versatility as it could also serve as a fantastic home office, gym, creative studio or even occasional guest accommodation.

The garden also benefits from a discreet, enclosed area for wheelie bins and additional storage.

#### AGENTS NOTE

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