



Newton Road, Tollerton

£475,000

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Newton Road,  
York YO61 1QT

Est. 1871

£475,000

Believed to date back to the late 18th century, this beautifully presented Georgian village home provides around 1,626 sq ft of stylish living space complemented by off-road parking and a delightful rear garden. Just 1 mile from the A19, 4 miles from Easingwold and under 8 miles north of York, this property is perfectly suited for both commuting and countryside living.

Step into a truly exceptional village home where modern luxury and timeless charm combine beautifully. A welcoming reception hall, centred around an elegant original staircase with its striking monkey-tail handrail, immediately creates a wonderful first impression. From here, doors lead into a cosy sitting room with a wood-burning stove and a versatile study or snug with double doors opening onto a charming covered seating area.

Undoubtedly the heart of the home is the magnificent 23'6" long dining kitchen. Rich in period charm, it features tiled flooring, painted beams, a rustic red-brick fireplace and a multi-fuel burning stove. The kitchen beautifully blends heritage with practicality showcasing the original 18th-century bread oven alongside a stunning central island complete with wine rack and breakfast bar. Generous cabinetry, an integrated dishwasher, Rangemaster gas range cooker and Beko American-style fridge freezer complete this superb space.

The ground floor also benefits from a cloakroom/WC and a practical boot room with utility space for both a washing machine and tumble dryer, together with further access to the rear garden.

The first-floor landing, with its beautiful original staircase and ornate handrail, leads to a wonderfully appointed principal bedroom featuring an original cast-iron fireplace and stylish en-suite shower room.



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband: Up to 76 Mbps\* download speed  
EPC Rating: D - 68  
Council Tax: E - North Yorkshire Council  
Current Planning Permission: No current valid planning permissions

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



Three further bedrooms, including 1 with a second Georgian fireplace and another with fitted wardrobes, are all served by a luxurious house bathroom featuring a contemporary freestanding bath and separate walk-in shower.

Additional features include gas fired central heating and double glazing throughout.

Outside, the property continues to impress with off street parking situated within the attractive walled courtyard to the left of the property, shared with adjoining property, The Croft.

The enclosed rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a fabulous covered decked seating area complete with its own bar.

Beyond a 2nd decked seating area is an artificial lawn, raised flower beds and a charming timber seating area.

A screened storage area with 4 timber built sheds provides excellent practical storage while remaining discreetly tucked away.

#### AGENTS NOTE

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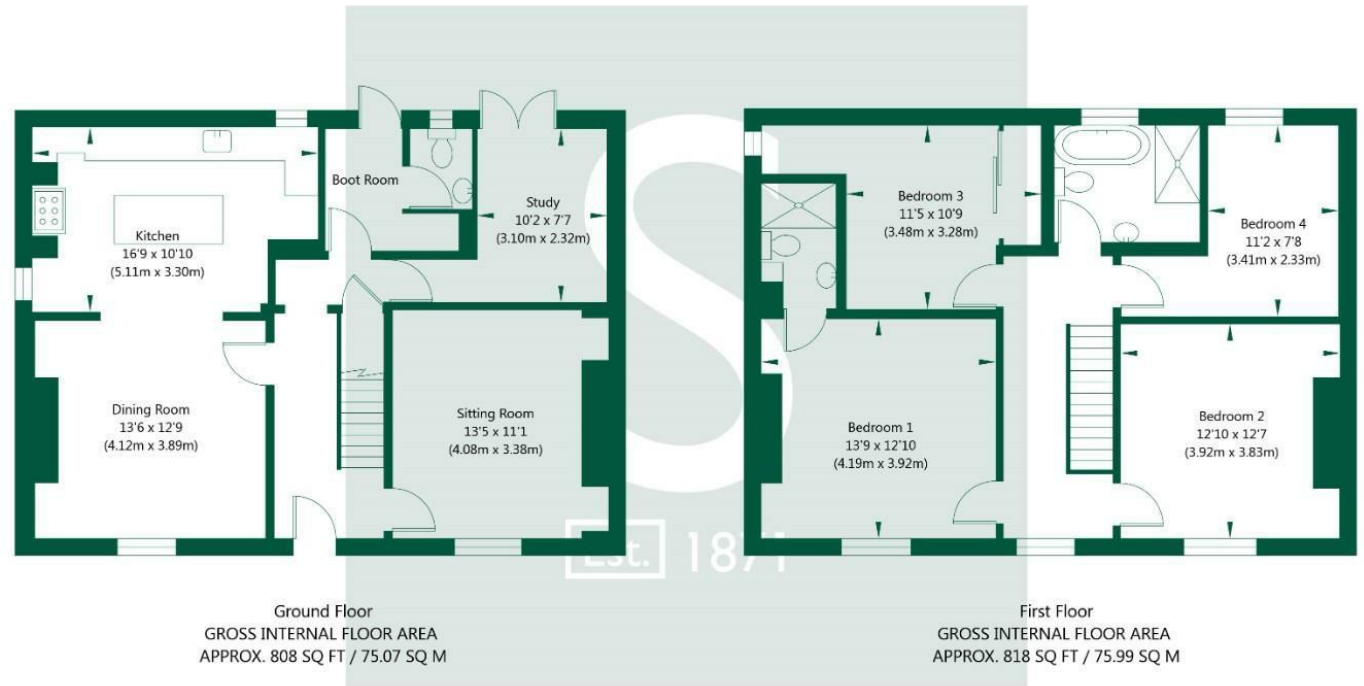
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1626 SQ FT / 151.06 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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