



ROB LETTS

exp[®] UK

Whinchat House, Escrick

Guide Price £650,000

5 2 3



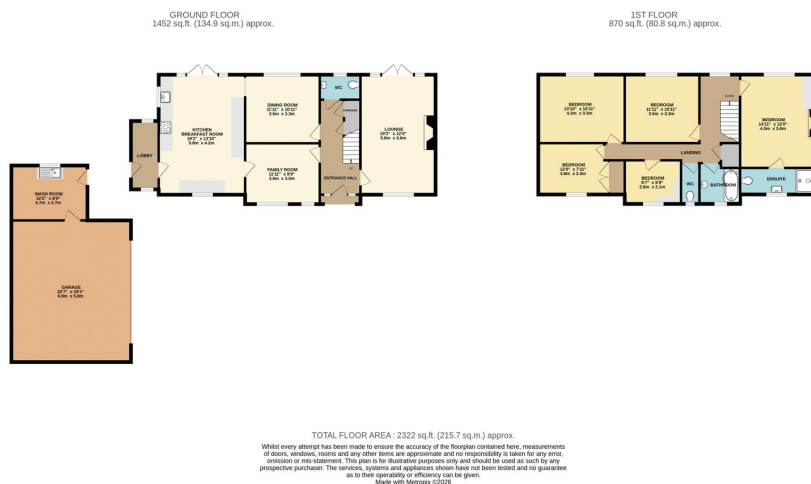
Whinchat House is a substantial five-bedroom detached family home enjoying an exceptionally private position on the edge of Escrick. Tucked away down a private road and screened by mature trees and hedging, the property feels wonderfully secluded, with open farmland bordering the gardens to the rear and side.

Inside, the accommodation offers excellent flexibility for family life. A generous sitting room opens onto the garden, while a separate snug provides a useful second reception space. The spacious breakfast kitchen forms the heart of the home, with French doors to the garden and an open connection into the dining room. A side lobby with access to the side adds further practicality.

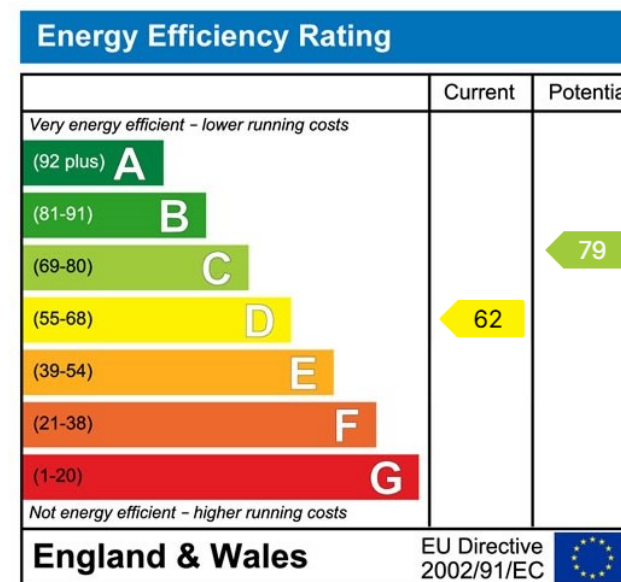
Upstairs are five bedrooms, including a generous principal bedroom with countryside views and an en-suite shower room, together with a family bathroom and separate WC. Outside, mature gardens surround the property, complemented by a gated driveway, detached double garage and adjoining laundry room.

A covered seating area beside the garage creates a superb space for outdoor dining and entertaining. Offering privacy, space and genuine scope for a future owner to make it their own, Whinchat House is a rare family home in a highly convenient setting.





- Substantial five-bedroom detached family home
- Open field views to the rear and side
- Spacious breakfast kitchen opening into the dining room
- Useful side entrance lobby with direct external access
- Covered outdoor dining area ideal for entertaining
- Wonderfully secluded position down a private road
- Mature gardens providing excellent privacy
- Principal bedroom with en-suite shower room
- Detached double garage with adjoining laundry room
- When enquiring about this property, please quote ref: RL0918



ROB LETTS

exp[®] UK



07538 298 866



roblettts.exp.uk.com



rob.letts@exp.uk.com