



RM
English

Newton On Derwent, York, YO41 4DH

- No Onward Chain
- A substantial family home with sprawling gardens
- Planning permission for a new build family home in the garden
- A stunning kitchen with a range of appliances
- Multiple reception rooms & a home office
- Utility room, ground floor shower & integrated single garage
- Six double bedrooms, two with en-suites. Family bathroom
- Detached double garage with studio room over
- Driveway with electric gates
- EPC = D

Guide Price £1,295,000

Ash House is a highly desirable, substantial detached family home nestled on a generous corner plot in the charming village of Newton-on-Derwent, York. Spanning an impressive total floor area of approximately 3,798 sq ft, this versatile residence is spread over three floors and includes a separate double garage block with a substantial studio space above. A unique and highly valuable feature of this property is the active planning permission in place for the erection of a detached house of just over 2,300 sq ft within its expansive garden plot, providing an exceptional opportunity for multi-generational living or as a self-build project. The property is offered to the market with No Onward Chain.

The ground floor of the main residence offers a welcoming layout designed for both comfortable family living and grand entertaining. A classic brick entrance porch leads into a spacious inner hallway with a central staircase, which grants access to a large living room, formal dining room and a dedicated home office, perfect for remote working. The heart of the home features an impressive kitchen with a full range of appliances, which seamlessly connects to a separate living room with glass to multiple sides that allows natural light to flood in. There is a rear entrance just off the kitchen that benefits from a shower room, a practical utility room and a door that gives direct access into an attached single garage.

Moving to the first floor, a central landing guides you to four well-proportioned double bedrooms and the main family bathroom. The principal bedroom suite serves as a comfortable retreat complete with its own private en-suite shower room. The remaining bedrooms are exceptionally spaced, with the third bedroom benefiting from its own private en-suite facilities, making it ideal for guests or older children. The top floor continues to impress, offering two very spacious, symmetrical bedrooms split by a central landing area. These two rooms are extremely versatile and could be used for multiple purposes including a games room, office, bedroom, living space or storage.

There is a substantial double garage perfect for secure parking or workshop space, while the first floor houses a large studio room. This separate upstairs area could be perfect for use as a games room, home gym, or craft space.

Externally, Ash House sits on an expansive, beautifully landscaped corner plot enclosed by mature hedging and specimen trees, which offer excellent privacy and a beautiful rural aesthetic. A vast block paved driveway provides parking for multiple vehicles. Included with the property is full planning permission to utilize a portion of the sweeping lawned garden for a brand-new, five-bedroom detached family home with a detached garage. As detailed in the plans, this proposed house will feature a thoughtfully designed layout including a family kitchen, living room, dining room and utility across its lower floors, perfectly matching the premium standard of the village.

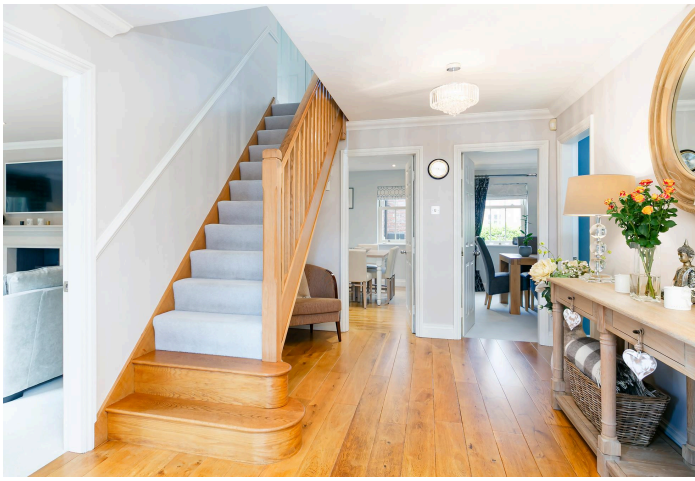




A SUBSTANTIAL FAMILY HOME WITH SPRAWLING GARDENS



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	66	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Village Farm Court, Newton On Derwent, York, YO41 4DH
Reference: 2726

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating



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Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Main House Area 3013 sq. ft / 279.94 sq. m
 Single Garage Area 120 sq. ft / 11.20 sq. m
 Double Garage/Bedroom Area 665 sq. ft / 61.78 sq. m
 Total Floor Area 3798 sq. ft / 352.92 sq. m

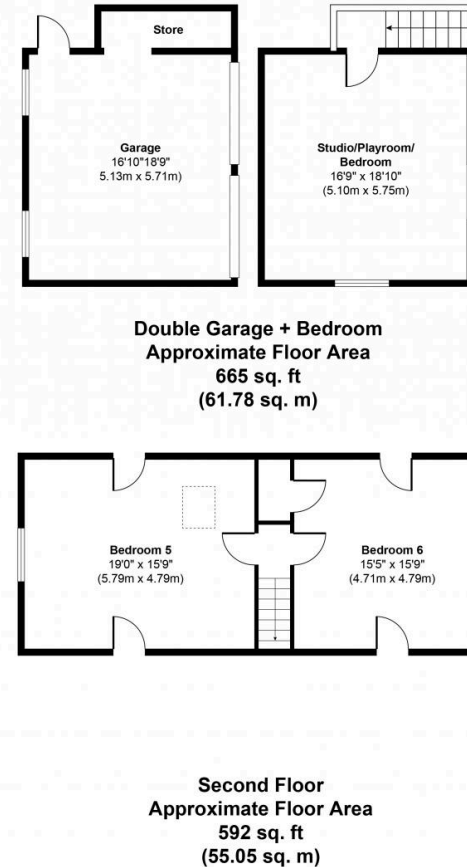
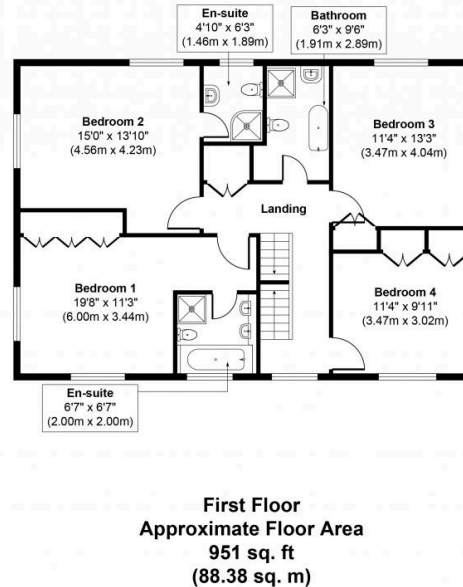
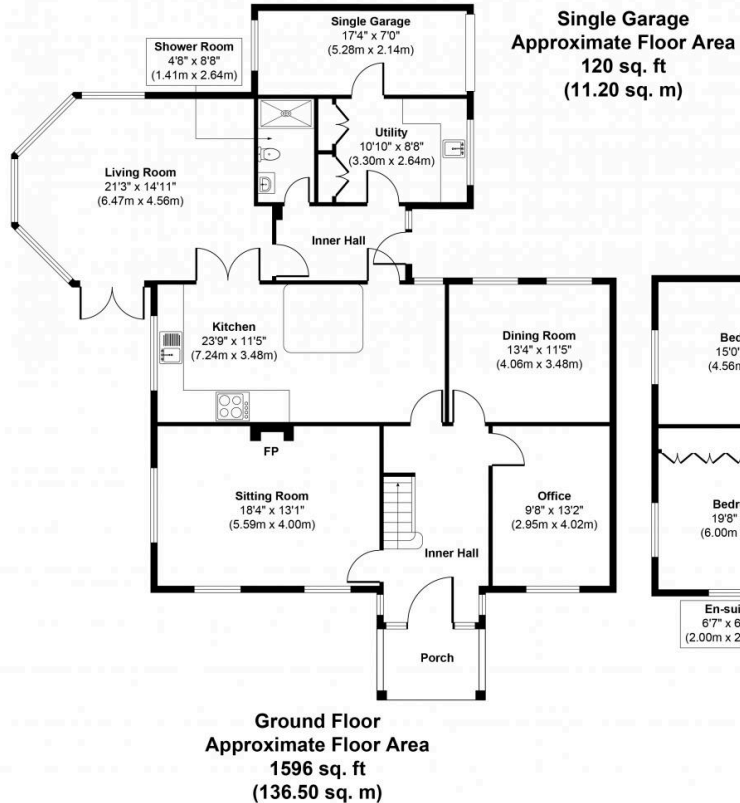


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