



**SPRING HOUSE FARM
TOLLERTON ROAD, HUBY, NEAR YORK**

Cundalls



SPRING HOUSE FARM TOLLERTON ROAD, HUBY YORK

Easingwold 5.5 miles, York 9.5 miles, Thirsk 15 miles, Harrogate 24 miles, Leeds 35 miles
Distances Approximate

**AN ATTRACTIVE & SUBSTANTIAL PERIOD HOUSE PROVIDING SPACIOUS FOUR/FIVE BEDROOM
ACCOMMODATION OF ALMOST 3,200SQ.FT, TOGETHER WITH LANDSCAPED GARDENS, RANGE OF
OUTBUILDINGS & GRASS PADDOCK. IN ALL APPROXIMATELY 2.8 ACRES.**

PORCH – ENTRANCE HALL – DINING KITCHEN – UTILITY ROOM – STAIRCASE HALL – GUEST CLOAKROOM
SITTING ROOM – LIVING ROOM – STUDY
FIRST FLOOR LANDING – MASTER BEDROOM – EN-SUITE DRESSING ROOM – THREE FURTHER BEDROOMS (ONE WITH EN-SUITE BATHROOM)
HOUSE BATHROOM – OFFICE – 34FT ATTIC STUDIO

EXTENSIVE LANDSCAPED GARDENS – AMPLE PARKING – RANGE OF USEFUL OUTBUILDINGS – GRASS PADDOCK – OPEN VIEWS

PRIVATELY LOCATED APPROXIMATELY HALF A MILE OUTSIDE OF THE POPULAR VILLAGE OF HUBY

**GUIDE PRICE £1,250,000
FREEHOLD**

Spring House Farm is an attractive period property set amidst open countryside around half a mile outside of the popular village of Huby, and occupies a wonderful plot of approximately 2.8 acres, made up of beautifully landscaped gardens, a range of outbuildings and a useful grass paddock.

This former farmhouse is believed to date from 1858 and has been carefully updated and greatly improved during the current owners' tenure, with outstanding results. It offers exceptionally spacious accommodation of nearly 3,200sq.ft which is complemented by a tasteful scheme of interior décor and many original features. On the ground floor it comprises porch, entrance hall, sitting room, living room, study, an 18ft dining kitchen, utility room, staircase hall and a guest cloakroom. To the first floor there are four double bedrooms, two bathrooms (one en-suite) and a fifth double bedroom or office (which can also be independently accessed via its own staircase). On the top floor is a huge room which currently serves as a spectacular, light-filled studio, but would also make further bedroom accommodation, if required.

Externally, its gardens have been sensitively landscaped, creating structure, colour and interests throughout the seasons. They are incredibly private and have been divided into a series of 'rooms', featuring lawn, clipped box, flowering shrubs, specimen trees and a variety of paved and gravelled terraces. Adjoining the house and gardens to the west is a grass paddock, which totals approximately 2.4 acres, making an appealing package for any buyers with equestrian or smallholding interests. A range of traditional brick-built outbuildings, which have been recently re-roofed. These total nearly 1,200sq.ft offer incredibly useful storage, but also present interesting potential for a variety of alternative uses (subject to planning consent), such as annexe accommodation for dependent relatives, or a holiday cottage.

Huby is a thriving village located approximately 9.5 miles north of York city centre and benefits from a number of amenities, including a community village shop and post office, primary school, two pubs, fish and chip shop, village hall and sportsground with football and cricket clubs. The village is well placed for access to the nearby market town of Easingwold (approximately 5.5 miles), and also onto the A19 and A1M, for anyone looking to commute further afield. Nearby York offers a fantastic range of facilities, and its mainline railway station provides regular services to major cities including Manchester, Edinburgh and London, which can be reached in less than 2 hours on some routes. Spring House Farm is privately situated, approximately half a mile west of the main village.

ACCOMMODATION

PORCH

2.83m x 1.47m (9'3" x 4'10")

Quarry tile floor.

ENTRANCE HALL

4.52m x 2.96m (max) (14'10" x 9'9")

Staircase to the first-floor office. Casement window to the side. Radiator.

DINING KITCHEN

5.51m x 4.66m (18'1" x 15'3")

Range of joiner-built kitchen cabinets with a combination of solid wood and polished granite work surfaces, incorporating a two-oven, oil-fired AGA, stainless steel sink unit and dishwasher. Quarry tile floor. Exposed beams. Two casement windows and a set of French doors opening onto the garden. Radiator.

UTILITY ROOM

4.58m x 1.89m (15'0" x 6'2")

Range of kitchen cabinets with solid wood work surfaces, incorporating a Belfast sink. Electric cooker point. Automatic washing machine point. Oil-fired central heating boiler. Quarry tile floor. Casement window to one side and a stained-glass window to the other.

STAIRCASE HALL

Staircase to the first floor. Understairs cupboard. Quarry tile floor. Window to the rear. Radiator.

GUEST CLOAKROOM

2.63m x 1.33m (8'8" x 4'4")

White low flush WC and wash basin in vanity unit. Quarry tile floor. Casement windows to the side and rear. Heated towel rail.

SITTING ROOM

5.62m x 3.69m (max) (18'5" x 12'1")

Cast iron wood burning stove set on a stone hearth and within a cast iron surround. Panelling to one wall. Exposed beam and carved timberwork. Two wall light points. Casement window and half-glazed door to the front. Two radiators.

DINING ROOM

4.04m x 3.68m (13'3" x 12'1")

Cast iron wood burning stove set within a carved stone surround and with fitted cupboards on either side of the chimney breast. Stripped floorboards. Exposed beam. Casement window to the front. Radiator.

STUDY

3.45m x 3.35m (11'4" x 11'0")

Tiled floor. Half-panelled walls. Casement window to the rear. Radiator.

FIRST FLOOR

SPLIT-LEVEL LANDING

Staircase to the second floor. Radiator.

BEDROOM ONE

4.27m x 3.67m (14'0" x 12'0")

Cast iron period fireplace. Casement window to the front. Radiator.

DRESSING ROOM

2.57m x 1.26m (8'5" x 4'2")

Casement window to the front. Radiator.

BEDROOM TWO

4.04m x 3.67m (13'3" x 12'0")

Fitted storage cupboard. Casement window to the front. Radiator.

BEDROOM THREE

4.65m x 3.39m (max) (15'3" x 11'1")

Fitted storage cupboard. Casement window to the side. Radiator.

EN-SUITE BATHROOM

4.62m x 2.70m (15'2" x 8'10")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Recessed spotlights. Two Velux roof lights to the side. Heated towel rail. Radiator.

BEDROOM FOUR

3.41m x 3.36m (11'2" x 11'0")

Yorkshire sliding sash window to the rear. Radiator.

HOUSE BATHROOM

2.99m x 2.69m (max) (9'10" x 8'10")

White suite comprising free-standing roll top bath, wash basin in vanity unit and high flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the rear. Heated towel rail. Radiator.

OFFICE

4.63m x 3.05m (max) (15'2" x 10'0")

Staircase leading down to the entrance hall and a connecting door to the adjoining en-suite bathroom. Velux roof light to the side and casement window to the rear. Radiator.

SECOND FLOOR

STUDIO

10.40m x 4.85m (34'1" x 15'11")

Four large Velux roof lights to the rear, a casement window to one side and two dormer windows to the front. Exposed beams.

GARDENS, GROUNDS & LAND

The property stands within superb grounds of approximately 2.8 acres, of which a grass paddock accounts for around 2.4 acres. The gardens themselves have been carefully landscaped and complement the house beautifully, offering excellent privacy and year-round colour and interest.

OUTBUILDINGS

Located on the northern side of the house and constructed of brick, beneath a profile steel roof.

CAR PORT 1

5.22m x 3.26m (17'2" x 10'8")

CAR PORT 2

5.22m x 2.67m (17'2" x 8'9")

WORKSHOP

5.26m x 3.79m (17'3" x 12'5")

THREE INTERCONNECTING STORES

11.47m x 4.64m (max) (37'8" x 15'3")

GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage.
Oil-fired central heating.

Council Tax: Band: F (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Note: The property is approached from Tollerton Road via a good quality tarmac driveway, which is shared with the two neighbouring properties and the adjoining landowner. The property is responsible for 10% of its upkeep and maintenance.

Post Code: YO61 1HZ.

EPC Rating: Current: E42. Potential: B85.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

Regulatory Compliance Charge

A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence and the sale can progress to the legal stage.

Disclaimer

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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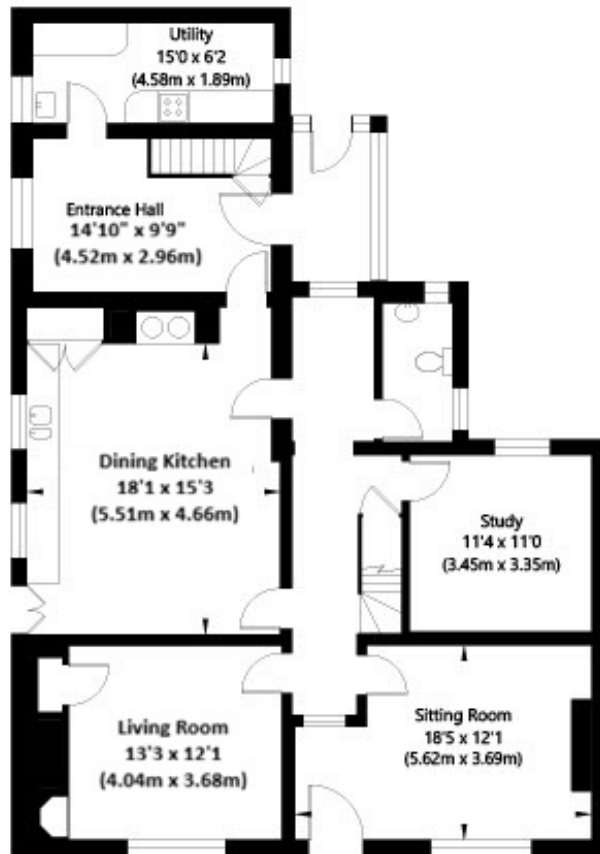
Spring House Farm, Huby, York, YO61 1HZ

APPROXIMATE GROSS INTERNAL FLOOR AREA

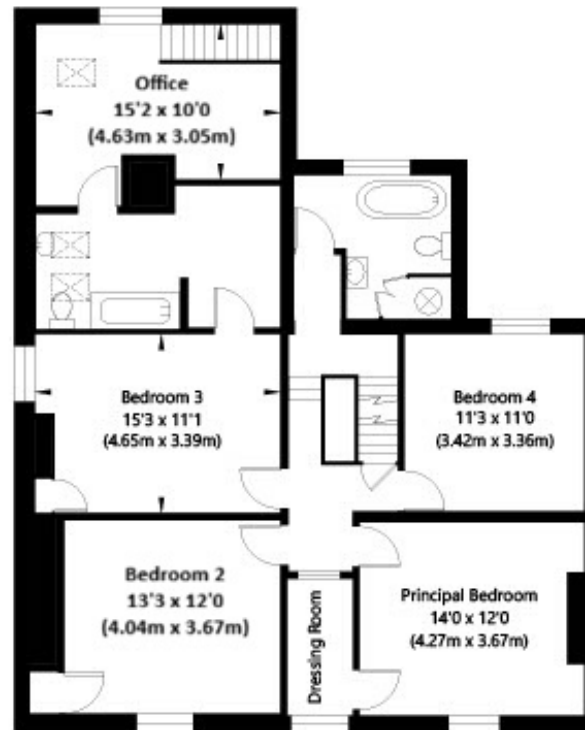
Main House - 3182 SQ FT / 295.6 SQ M -(Excluding Outbuilding)

Total - 4360 SQ FT / 405.04 SQ M

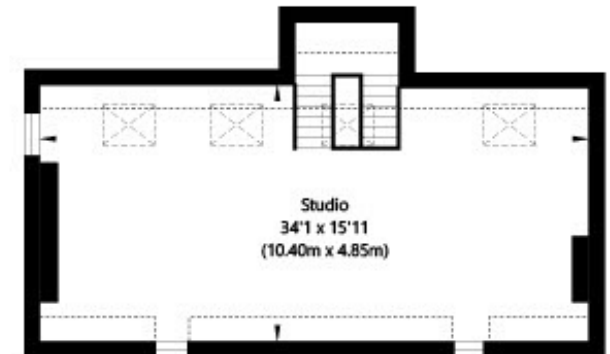
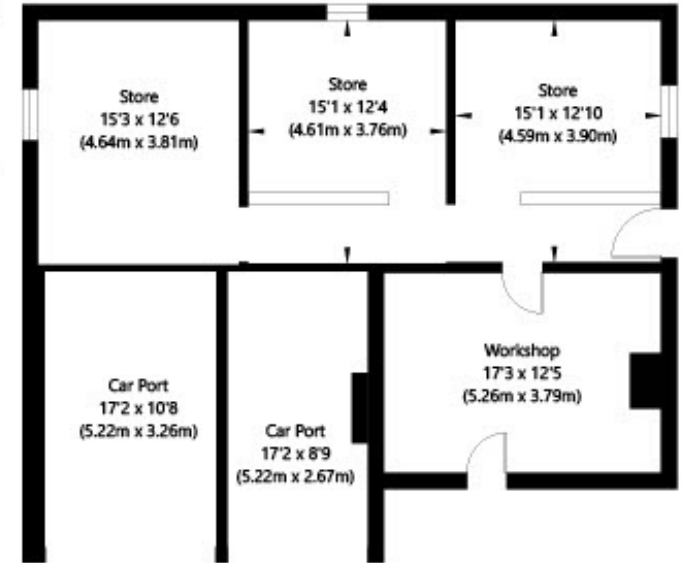
Ground Floor



Ground Floor



First Floor



Second Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified.
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