



**Stearsby, York**

£850,000

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# S

Stearsby,  
York YO61 4SA

Est. 1871

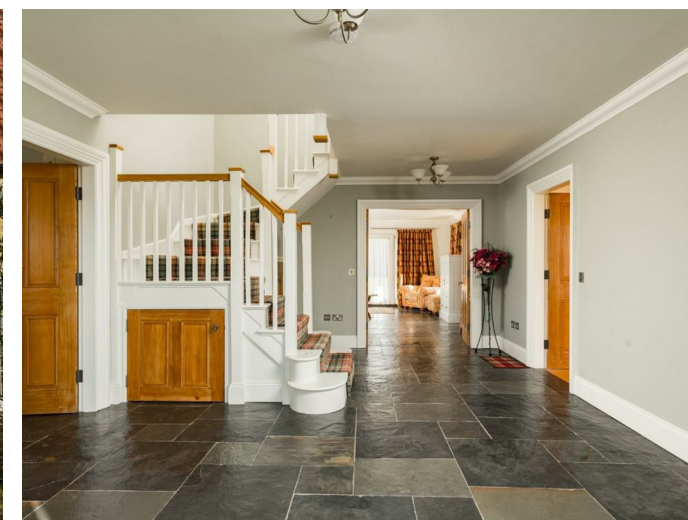
£850,000

An exceptional country retreat set in grounds of one third of an acre, nestled in a rural hamlet within the Howardian Hills just 6 miles east of Easingwold and 14 miles north of York. This individually designed, 2011 built home features expansive ground floor living space, 3 en-suite double bedrooms a gated private driveway and a substantial detached double garage.

A generous storm porch welcomes you into a surprisingly spacious reception hall, beautifully finished with slate tiled flooring and an elegant staircase rising to the first floor. From here, doors lead off into 2 refined formal reception rooms, both enjoying direct garden access and 1 enhanced with oak flooring and an ornate period style open fireplace. Undoubtedly the heart of this remarkable home is the impressive Hovingham Interiors dining kitchen, thoughtfully designed to combine functionality with timeless style. This space features a 5 oven electric Aga, extensive bespoke storage and display cabinetry, granite worktops, twin period style sink unit and an oak topped central island, complemented by integrated appliances (full height commercial sized fridge, freezer and a 2 drawer dishwasher) and double doors off the dining area opening out onto a paved seating area. Leading off the dining kitchen is a well appointed utility room with cloakroom/wc offering further granite working surfaces and bespoke cabinetry, along with direct access to a plant room and the side garden.

The first floor landing with linen storage cupboard leads off into a triple aspect principal bedroom with built-in wardrobes and a luxurious en-suite bathroom plus 2 further double bedrooms, both with fitted wardrobes, 1 with an en-suite shower room and 1 with a second en-suite bathroom.

Further notable features include double glazing and underfloor heating throughout, powered by an energy efficient ground source heating



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
Broadband: Up to 76 Mbps\* download speed  
EPC Rating: C - 72  
Council Tax: G - North Yorkshire Council  
Current Planning Permission: No current valid planning permissions

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



system incorporating a Eco-Logic Living Thermal Duo Heat Pump, providing both sustainability and all year round independently comfort throughout the property.

A generous gravel driveway approached through remote controlled timber double gates, provides generous parking and access into a larger than average detached double garage extending to approximately 545 sq ft (50.63 sq m). The garage features a remote controlled door and has been thoughtfully sub-divided to create covered parking alongside a practical utility area, complete with sink, fridge and freezer, together with an adjoining store room and a wash room with WC.

The property is enveloped by beautifully maintained wraparound gardens, predominantly laid to lawn and enjoying a wonderful sense of privacy and seclusion. Lovingly landscaped, the grounds are enhanced by ornate box hedging, a selection of hand-picked sandstone paved seating terraces and a collection of maturing specimen trees and shrubs including a striking mulberry tree. The rear garden also features an attractive summer house with power and lighting.

#### AGENTS NOTE

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