



## Tollerton, York Guide Price £795,000

A fabulous 5 bedroom family home set in around 2.15 acres located less than 8 miles north of York, 2.5 miles south of Easingwold and 1 mile east of Tollerton. Built in around 1851 and boasting over 3,800 sq ft of beautiful presented and incredibly versatile accommodation, this characterful home is tailor made for multi-generational living with the outside space providing a host of family and lifestyle orientated outbuildings to complement the sweeping lawns, 2 ponds, double garage and expansive parking area.

\*\*\* SUBSTANTIAL FAMILY HOME IN 2.15 ACRES \*\*\*

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## Inside

The extended ground floor living space extends to around 2,200 sq ft and features 2 formal reception rooms with oak flooring, exposed beams, wood burning stoves and adjoining orangeries with rear garden views. The stunning 29'4" (8.93m) long dining kitchen features a combination of granite and timber worktops, generous storage and an oil fired Aga complemented by touch control hob and a useful utility area with further granite worktops and doors leading off into a 3rd orangery and out into the rear garden. The ground floor also features a spacious double bedroom, luxurious shower room, sensibly sized study and a 2nd kitchen with a 2nd oil fired Aga and access out into a secluded Mediterranean courtyard.



With 2 independent staircases leading up to the first floor, this property provides an east wing, west wing vibe conducive to further independent family living with a show stopping principal bedroom accessed off the main reception hall that features a 13'6" (4.11m) high vaulted ceiling with exposed beams, en-suite bathroom and a staircase climbing up to a versatile mezzanine.



The 2nd staircase off the snug leads up to 3 double bedrooms (1 with a secret staircase up into a den and dressing room) and stunning split level family bathroom complete with freestanding bath tub and separate walk-in shower.

Other internal features of note include 3 air source heat pumps and double glazing throughout.

## Outside

The Firs stands with gardens and grounds that extend to around 2.15 acres and a gated driveway provides expansive off road parking and access into a detached double garage, workshop, 3 general garden storage sheds and a lawned side garden approaching 0.20 of an acre.



The lawned rear garden itself extends to almost 0.33 of an acre and offers a wonderful blend of formal landscaping and playful, lifestyle features that include an outdoor kitchen with pizza oven, The Love Nest with a wood burning stove, 2 cozy garden retreats in The Boat House and The Cottage and The Tiki Bar with a viewing platform overlooking one of the ponds as well as being the base camp before climbing a rope ladder up to a zip wire.

The grounds also include 2 substantial ponds, 1 of which features a wooden rope bridge on to Jack Sparrow Island.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\* Mbps download speed

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

## EPC Rating

E - 46

## Council Tax

E - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

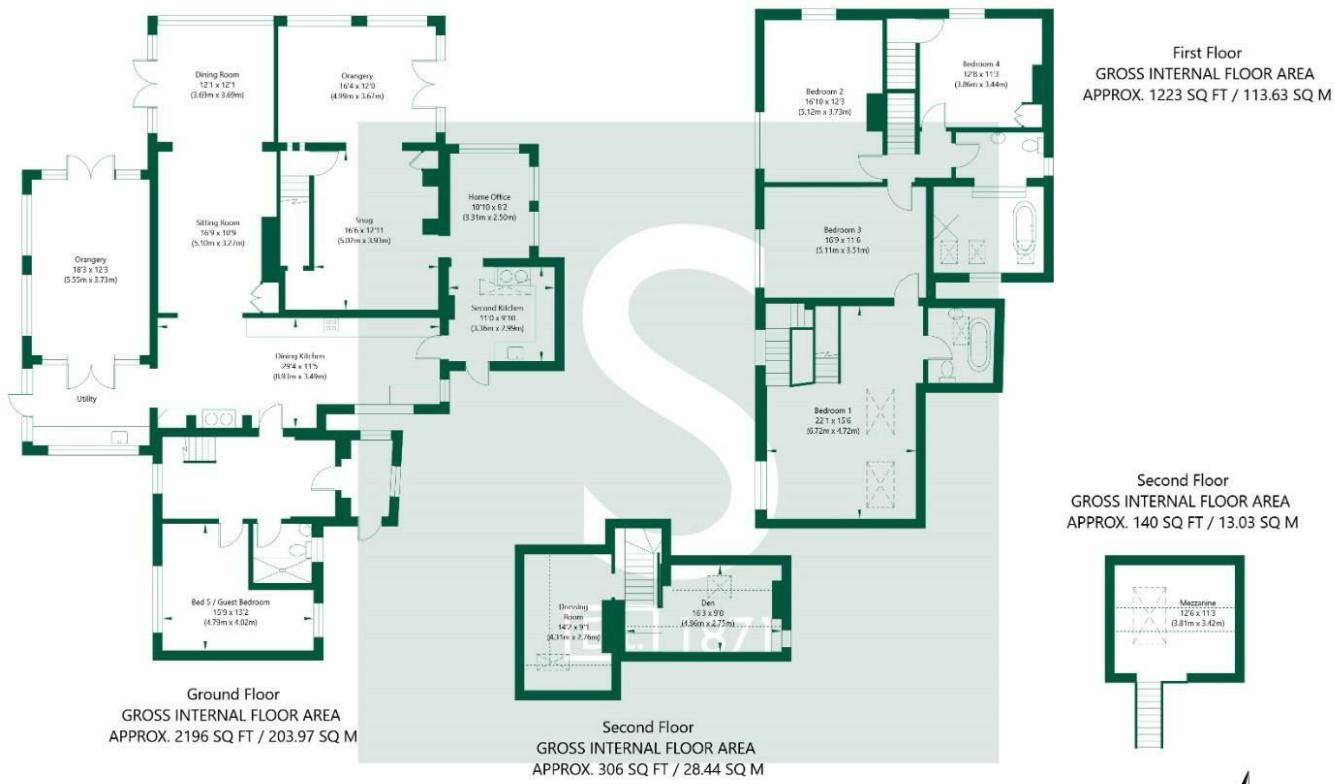
## Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



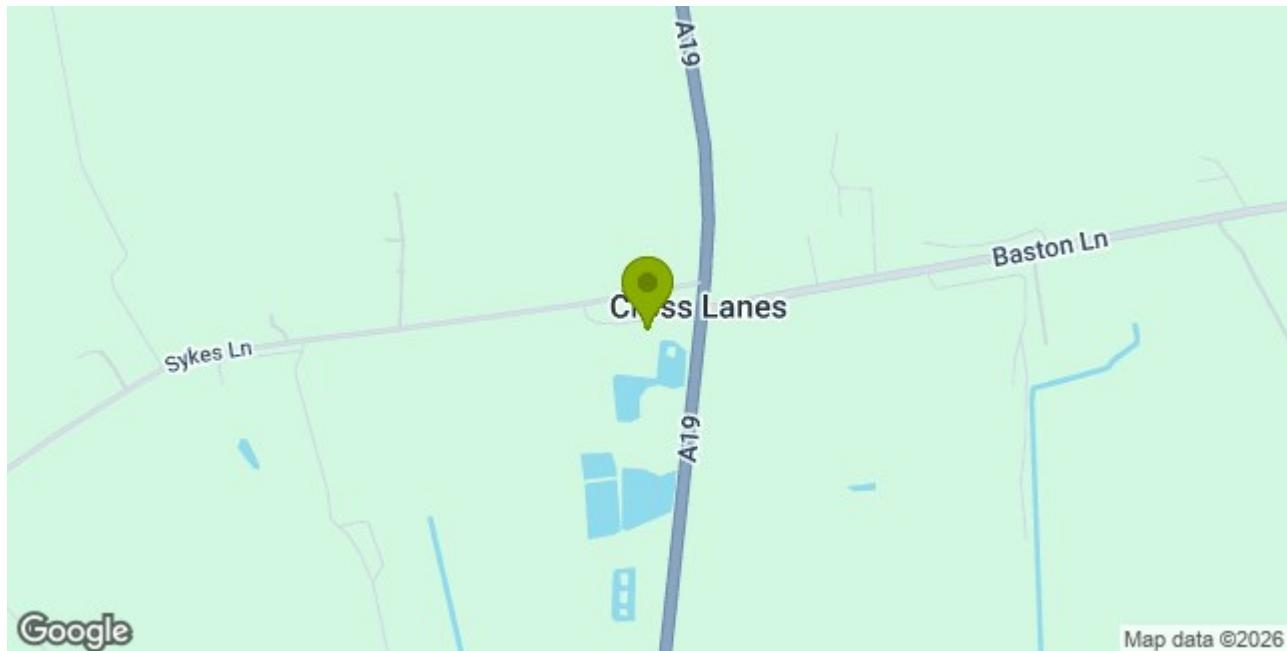


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 3865 SQ FT / 359.07 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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