Main Street, York YO62 4LF

£475,000

Stephensons
estate agents & chartered surveyors







An opportunity to update and enhance a stone built property located on the rural fringes of the historic and picturesque village of Hovingham, nestled on the edge of the Howardian Hills and only 8 miles from both Malton and Helmsley and just 15 miles north of York. Features include 2 formal reception rooms, 4 bedrooms and 2 bathrooms, complemented by gardens and a single garage.

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: e - 52
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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







Believed to have originally been built in the late 1980s, this attractive stone built detached property enjoys an enviable position on the corner of Pasture Lane as you leave the village in the direction of Stonegrave and Helmsley.

With scope to cosmetically update and improve the interior, Fir Tree House welcomes you with a storm porch and a reception hall with staircase leading off into a cloakroom/wc, formal dining room and 21'6" (6.55m) long triple aspect sitting room with stone built open fireplace

The original kitchen is fitted with a range of base and wall storage cupboards, complemented by integrated appliances to include an electric hob, dishwasher and an eye-level double oven and grill. This area of the home presents an exciting opportunity to replace and remodel the kitchen itself as well as exploring the potential of creating a more contemporary open plan dining kitchen, subject to the necessary consents and regulations.

The first floor landing leads off into a principal bedroom with an en-suite shower room, 3 further bedrooms (2 with rural glimpses) and a bathroom.

It should be noted that both the house bathroom and en-suite shower room, along with the downstairs toilet, all retain their original coloured sanitary ware presenting further opportunities to update, replace and re-style to your own personal taste.

Additional benefits include an oil fired central heating system and double glazing.

Externally, there are open plan lawned gardens to the front and open side with a driveway at the rear providing parking and access into a single garage.

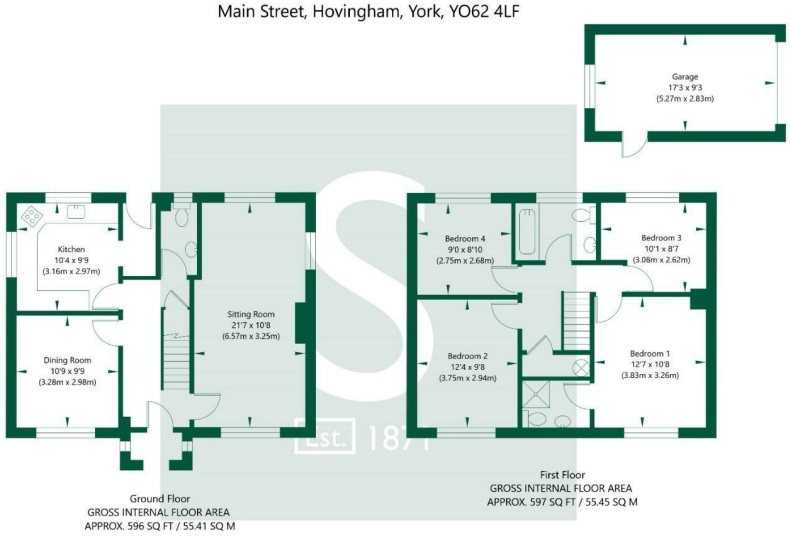
A pathway at the rear of the property connects the garage to the house and leads round to a small private side garden with a paved seating area and small area of lawn.

AGENTS NOTE
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.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

DON'T MISS OUT ON YOUR NEXT HOME
Last year, our social media content reached over 6.7 million views. By following Stephensons, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.

Main Street, Hovingham, York, YO62 4LF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1193 SQ FT / 110.86 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026

Partners:
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:
N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900