



**Applegarth, Church Lane,
Gilling East North Yorkshire
YO62 4JQ
Price Guide £675,000**

www.peterillingworth.co.uk
Freehold, EPC Band E
Property Tax Band F

Applegarth is an attractive stone built, two storey village home, beautifully positioned within generous gardens in the heart of Gilling East. Offering over 2,000 sq.ft. of well planned accommodation, the property combines traditional character with everyday practicality, benefiting from **oil fired central** heating and **double glazing** throughout, standing on approximately **0.29 acres** or thereabouts.

The ground floor provides an excellent flow of living space. A welcoming hall leads through to a bright and spacious **sitting room**, featuring a wide bay window that frames views over the garden. The **kitchen** is well arranged with direct access to the pantry and utility areas, ensuring the functional side of the home remains neatly separated. Adjoining the kitchen is an impressive **garden room**, a superb addition with full height glazing that floods the room with natural light and creates an ideal spot for relaxation or entertaining.

Two generous ground floor bedrooms provide highly versatile accommodation, including a particularly large main bedroom with ample natural light. A well appointed bathroom and cloakroom complete the ground floor facilities.

The first floor offers two further bedrooms, each enjoying eaves storage and pleasant aspects across the grounds. A central landing and shower room ensure this level works perfectly for family, visiting guests, or as home office space.

Outside, Applegarth sits within an expansive lawned garden bordered by mature planting, offering both tranquility and privacy. A **large garage**, together with useful store rooms and a practical utility entrance, further enhance the property's appeal.

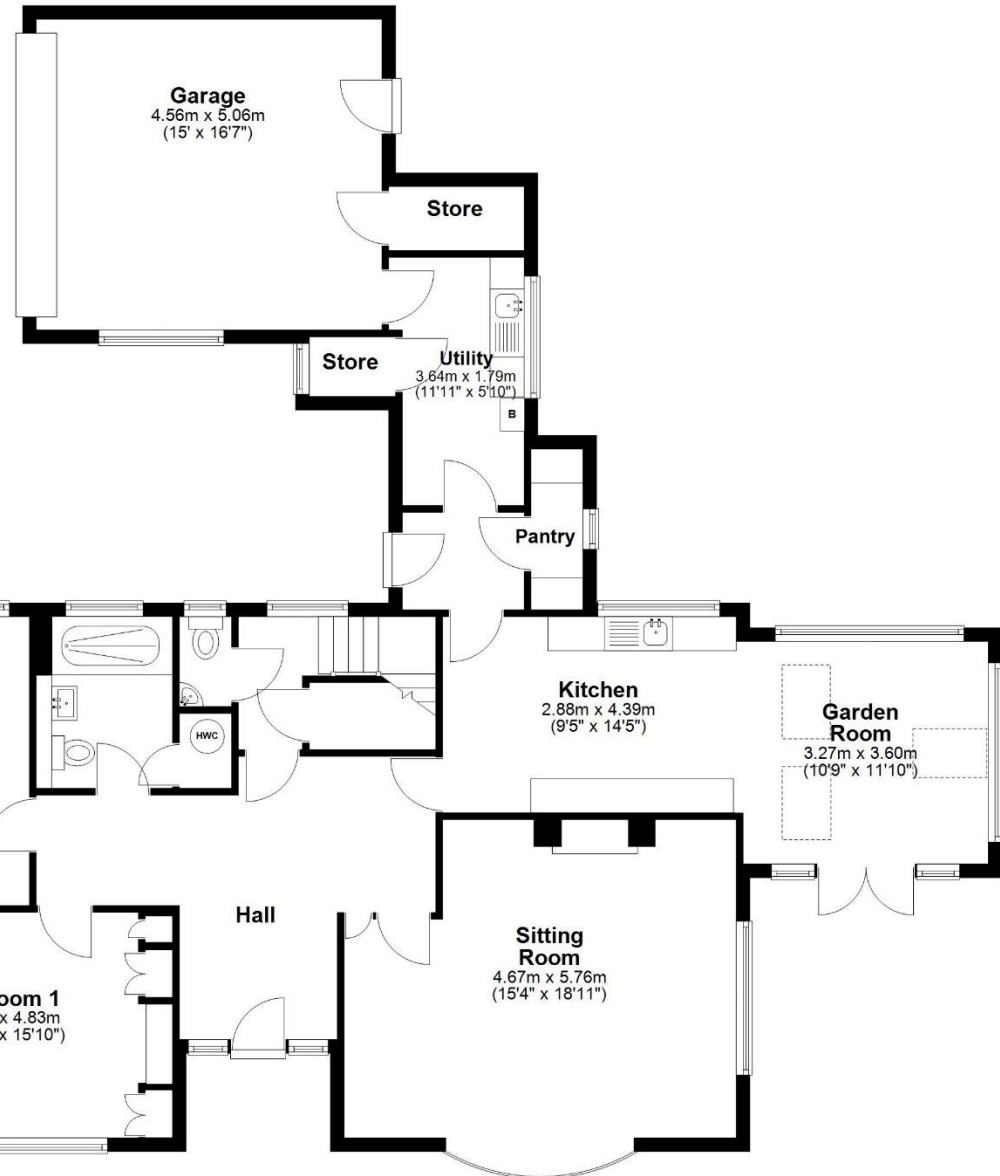
Applegarth presents an excellent opportunity to acquire a well maintained, spacious home in one of Ryedale's most picturesque villages, combining comfort, flexibility, and an outstanding village setting.

Gilling East is an attractive North Yorkshire village set within the Howardian Hills Area of Outstanding Natural Beauty. Conveniently positioned between York and Helmsley.

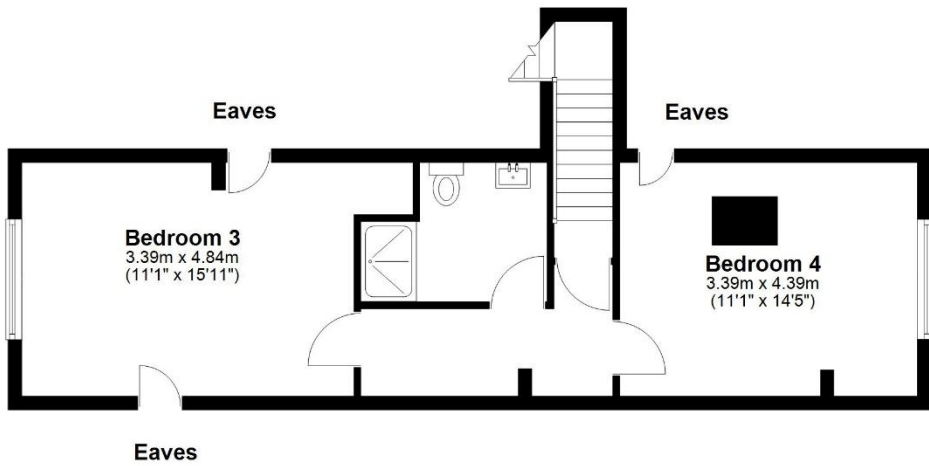
At the centre of the village stands The Fairfax Arms, a traditional country inn known for its warm welcome, good food, and comfortable accommodation.



Ground Floor
Approx. 147.8 sq. metres (1590.6 sq. feet)

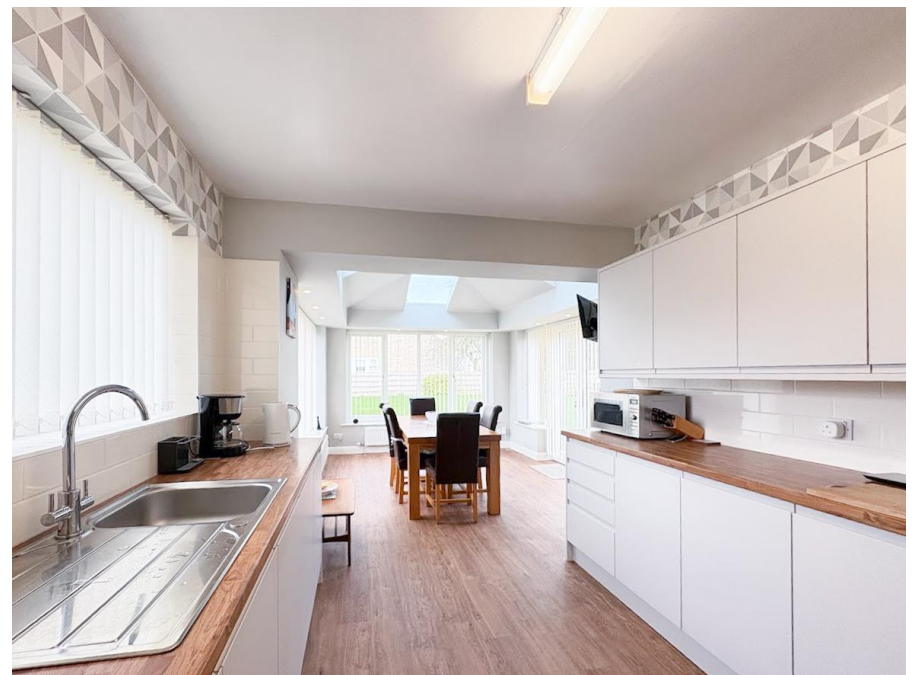


First Floor
Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 193.4 sq. metres (2082.0 sq. feet)
Applegarth, Gilling East

For information purposes, not to scale





Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on. Oil fired central heating.

EPC: Band E

Property Tax: Band F

Broadband:
Basic 1Mbps and Superfast 52 Mbps

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///twigs.warmers.insisting

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Photography: By Peter Illingworth

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Viewing:
Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.
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