Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

5 The Poplars Newton On Ouse

York, YO30 2BL

£575,000

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THIS MOST IMPRESSIVE AND VERSATILE FAMILY HOME STANDS PROUD AT THE HEART OF NEWTON ON OUSE EXTENDING TO 0.25 ACRES FRONTING THE RIVER, A BEAUTIFUL PROPERTY THAT HAS BEEN SIGNIFICANTLY ENHANCED AND EXTENDED TO OVER 1,500 SQ FT BY THE CURRENT OWNER AND COMBINES CONTEMPORARY OPEN PLAN LIVING WITH EXCEPTIONAL RIVERSIDE VIEWS RARELY FOUND ON THE MARKET. POSITIONED JUST EIGHT MILES FROM YORK AND SEVEN FROM EASINGWOLD, THIS SUPERBLY APPOINTED RESIDENCE OFFERS A REMARKABLE BLEND OF SPACE, STYLE AND SETTING, WITH TIERED GARDENS SWEEPING DOWN TOWARDS THE RIVER OUSE AND ENJOYING THE BENEFIT OF MOORING AND FISHING RIGHTS ALL THOUGHTFULLY DESIGN WITH AN OUTSTANDING OUTLOOK MAKE IT CLEAR THAT THIS IS A HOME OF GENUINE DISTINCTION

Mileages: York 8 miles, Easingwold 7 miles (Distances Approximate)

With UPVC Double Glazed Windows, Gas Fired Central Heating, Quality Appointments and Outstanding Views.

Reception Hall, Sitting Room, Open Plan Fitted Kitchen/ Living/ Dining Room, Utility/ Boot Room.

Ground Floor Bedroom with En Suite Shower Room/WC.

First Floor Landing; 3 Bedrooms, Family Bathroom.

Generous Gardens with Gazebo, Decking, Pontoon, Mooring and Fishing Rights.

Garage Car Port and Off Road Parking.

In all 0.25 acres of likely interest to those with an interest in sailing/ motor craft and coarse/game fishing, having frontage to the River Ouse.

A exceptionally flexible family home, blending contemporary design with expansive open plan living with far reaching views over the river and surrounding panoramic countryside. Thoughtfully converted from an original barn.

A timber framed glazed door leads into a welcoming RECEPTION HALL, laid with tiled flooring and rising to the first floor via a turned staircase, with a useful understairs cupboard neatly tucked away.

From here, a sliding door reveals a well planned UTILITY ROOM fitted with wall and base units, timber work surfaces with matching up stands, a Belfast sink with mixer hose tap, space and plumbing for a washing machine with provision above for a dryer. A uPVC double glazed window looks out towards the front courtyard.

From the reception hall the tiled flooring continues through a timber glazed door into;

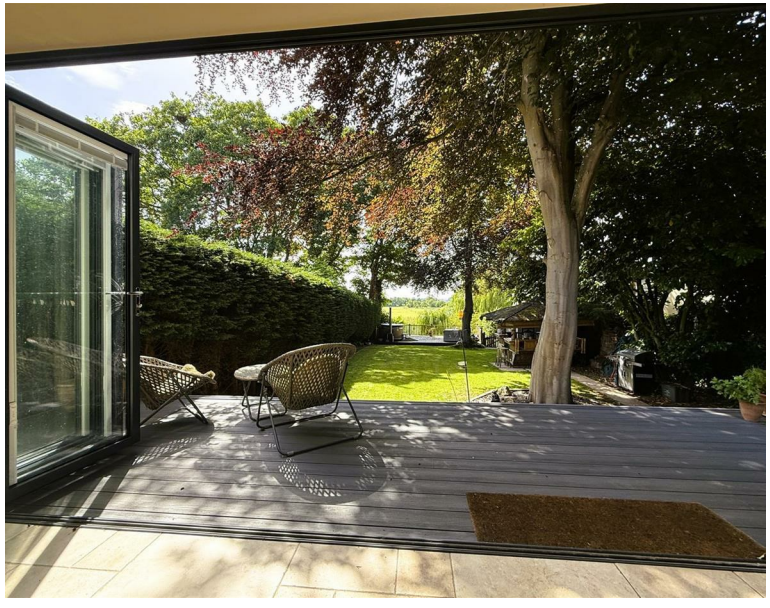
The show stopping KITCHEN, LIVING AND DINING ROOM an expansive, open-plan space designed as the true heart of the home. Full width bi-fold doors extend across the rear elevation and open directly onto a raised composite terrace, framing magnificent, uninterrupted views across the garden, river, and panoramic countryside beyond.

The KITCHEN is comprehensively appointed with deep blue cabinetry, straight edge quartz worktops and matching up stands, open shelving, and a generous pantry style cupboard. A five ring gas hob with oven, integrated dishwasher and concealed bin store provides practicality, while a striking centre island with timber work surface forms both a generous breakfast bar and an elegant focal point for informal dining. Beyond the kitchen, an archway flows seamlessly into;

The LIVING AND DINING AREA, where a lantern roof light and bifold doors bathe the space in natural light. Tiled flooring with underfloor heating runs comfortably throughout, creating an adaptable living environment equally suited to entertaining as it is to be relaxing. A door from the main living area leads to;

DOUBLE BEDROOM having double glazed Velux roof light and French doors opening onto, the South West facing wrap around composite, private terrace and from which there are enviable views overlooking the extensive garden towards the River Ouse and farmland beyond.

To the rear, a beautifully appointed ENSUITE SHOWER room features double sinks beneath LED mirrors, fully tiled walls, a walk in thermostatic shower with rainfall head and handheld hose, low level WC and subtly sparkled black tiled flooring.



From the RECEPTION HALL, stairs with a handrail rise to the first floor landing, Loft access offering potential for future development subject to necessary consents.

There are 3 first floor BEDROOMS.

BEDROOM 2 enjoys an elevated outlook over the garden towards the River Ouse and farmland beyond.

BEDROOM 3 currently used as an office and boasts a range of built in mirrored wardrobes and rear outlook over extensive lawned gardens towards the river Ouse and farmland beyond.

BEDROOM 4 has views towards the village green.

The first floor bedrooms are served by a stylish FAMILY BATHROOM appointed with a four piece suite, including a panelled bath with mixer tap, walk in thermostatic shower with rainfall head, pedestal wash basin, chrome towel radiator and full height tiling.

OUTSIDE - Set discreetly behind a timber hand gate, the property opens into a private front courtyard, creating an immediate sense of seclusion, with a pathway extending along the side of the house towards the rear.

To the rear, an elevated wraparound composite decked terrace adjoins both the Bi-fold Doors form the Living/Dining Room and the Principal Bedroom, commanding superb panoramic views down the garden towards the River Ouse and open farmland beyond.

Wide steps descend to gravelled seating areas with railway sleeper steps and pathways bordered by mature conifer hedging interspersed with mature willow and hawthorn trees, leading to a timber framed gazebo fitted with power, lighting and decked seating an ideal space for year round entertaining.

The gardens are predominantly laid to lawn and include a useful timber garden store, a further sun deck, and a solid fuel hot tub (by separate negotiation) positioned to make the most of the uninterrupted riverscape. A wooden picket gate and stone steps lead through a tiered lower garden with vegetable boxes before reaching the lower lawn, home to a rockery with established shrubbery, and direct frontage onto the River Ouse.

A floating pontoon offers fishing and mooring rights an outstanding and increasingly rare riverside amenity that completes this striking and exceptionally versatile home.

GARDENER'S CLOSET - Fully tiled, fitted with low suite WC and wash hand basin.

OPEN-FRONTED GARAGE (17'7" x 7'6" - With useful storage above and additional parking available to the front.

In all, the grounds extend to approximately 0.25 of an acre.

LOCATION Newton on Ouse is a pretty village dating from Saxon times, which stands on the eastern banks of the River Ouse adjacent to the estate of Beningbrough Hall, located approximately eight miles to the north west of York. Local amenities include a village hall, two public houses and a Church of England church. The nearest local shops are in Linton-on-Ouse and in the market town of Easingwold, which offers a wide range of shopping, primary and secondary schooling and leisure facilities. Further amenities are available at Clifton Moor and York.

POSTCODE - YO30 2BL
COUNCIL TAX BAND - D
TENURE - Freehold
SERVICES - Mains water, electricity, with gas fired central heating and main drainage

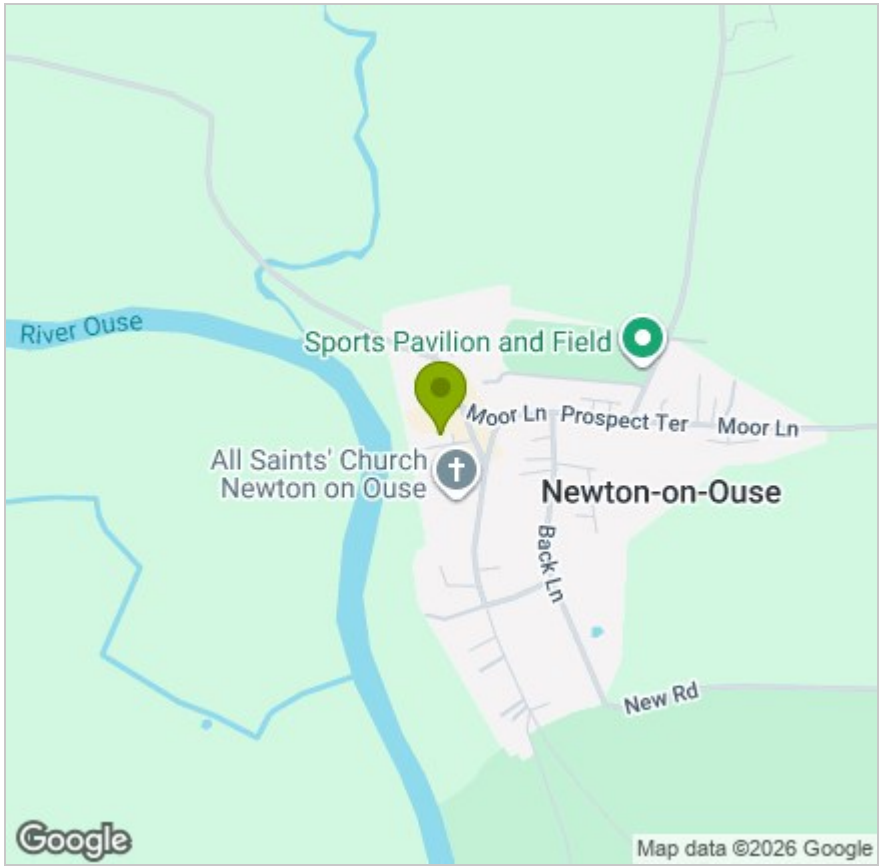
AGENTS NOTE: There is a public footpath that runs through the very lower part of garden.

DIRECTIONS From our central Easingwold office proceed south on the A19 and take the second right turning signposted Tollerton. On entering the village of Tollerton, turn left, continue onto Newton Road and continue out into open countryside. Turn right signposted Newton on Ouse and continue into the village. On entering the village, turn right into Moor Lane and left onto Cherry Tree Avenue. Take the first turning right and immediately turn left and again turn right into The Poplars, whereupon 5 The Poplars is positioned straight ahead in the left hand corner.

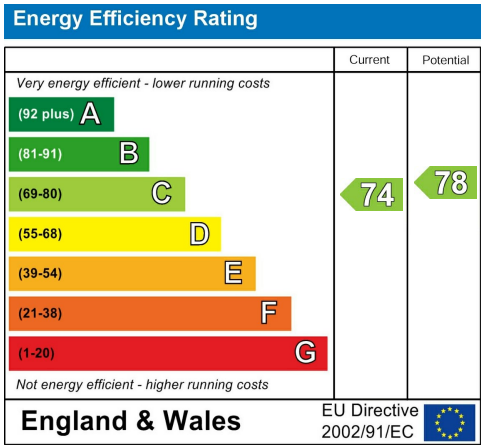
VIEWING Strictly by appointment with the sole agents, Churchills Tel: 01347

FLOOR PLAN

LOCATION



EPC



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