

Ferguson House, 6 Eastgate, North Newbald, York, East Yorkshire, YO43 4SD

FINE & COUNTRY

A BEAUTIFULLY PRESENTED FIVE-BEDROOM DETACHED HOME WITH THREE RECEPTION ROOMS, THREE BATHROOMS AND LANDSCAPED SOUTH-FACING GARDENS







Ferguson House is an impressive detached family home, constructed in 2018 and sympathetically designed to complement the established character of Eastgate in the historic village of North Newbald. Arranged over three floors and extending to over 2,200 square feet, the property provides five bedrooms, three bathrooms and three reception rooms, with a generous layout suited to family living and entertaining. The specification is impressive throughout, with carefully considered interiors and a high standard of presentation creating a cohesive and welcoming home

Owners Thoughts
“Having bought Ferguson House from new, we have very much enjoyed living here. The house offers all the space we need, with generous accommodation spread across three floors, making it a comfortable home for family life. Living in North Newbald has also been a real pleasure, with the village offering a peaceful setting away from the hustle and bustle of everyday life.”

What We Love
“What stands out about Ferguson House is the combination of generous five-bedroom accommodation, an impressive kitchen and dining area, and a beautifully landscaped south-facing garden. The three reception rooms offer useful flexibility, while the principal bedroom benefits from its own en-suite, Juliet balcony and private roof terrace. The location on Eastgate adds to the property's appeal.”

The Rest Of The Story
The accommodation begins with a welcoming entrance hall, where the staircase rises to the first floor and access is provided to the principal reception spaces. The main lounge is a generous room, centred around a log burner that provides a focal point to the living area. French doors open directly onto the rear garden, creating a natural connection between the interior and outdoor entertaining space. A second reception room offers valuable flexibility, with potential for use as a snug, playroom or hobby room, depending on individual requirements.













The kitchen and dining area forms another significant part of the ground floor, providing space for everyday family life and more informal entertaining. The kitchen is fitted with an attractive range of base and wall units, complemented by marble worktops and a Belfast sink. Integrated appliances complete the arrangement, while French doors open onto the rear garden, allowing the dining area to connect easily with the outside space. A separate utility room provides additional practical workspace, with a guest WC also located on the ground floor.

The first floor is arranged around an impressive principal bedroom, which benefits from a range of fitted wardrobes and an en-suite shower room. French doors open onto a Juliet balcony, while access to a private roof terrace provides an additional outdoor feature associated with the principal suite. Two further double bedrooms are located on this level, together with the house bathroom. A second staircase leads to the upper floor, where two further generous double bedrooms provide additional accommodation, accompanied by a third bathroom. This arrangement creates a particularly flexible five-bedroom layout, with the upper floor offering scope for different household needs, subject to individual preferences.

Externally, Ferguson House occupies a picturesque position along Eastgate, set back from the road behind an open lawn frontage. Gated access leads to a side driveway, which continues towards the detached garage, providing off-road parking and additional storage potential. The property's position and frontage sit comfortably within the established streetscape of this historic village.

The rear garden has been professionally landscaped in recent years to create an attractive, low-maintenance outdoor space designed with entertaining in mind. An expansive patio terrace provides ample room for outdoor seating and dining, complemented by retained planters, flower beds and a crushed slate feature. A further patio terrace sits beneath a pergola fitted with an adjustable louvred roof, providing another defined area for relaxing or entertaining. The garden is enclosed within a fenced perimeter and enjoys a south-facing aspect, making the most of its orientation throughout the day.

North Newbald is a historic Wolds village designated as a conservation area, with the central green at the top of Eastgate contributing to its established village character. Local amenities include two public houses and a well-regarded junior school, while the surrounding countryside provides the wider setting for village life. For a broader range of shops, services, recreational facilities and additional schooling, the market town of Market Weighton lies approximately four miles away.

The property is also conveniently positioned for access to the A63 and M62 motorway network, with Brough railway station approximately seven miles away. The popular market town of Beverley is within a short drive, and road connections provide access to both York and Hull.

Combining generous accommodation across three floors, a well-considered internal layout and professionally landscaped south-facing gardens, Ferguson House offers a substantial detached family home in the established setting of North Newbald.







Agent's Note
We are advised that there is a conservation area in front of the property as there are water voles.

Tenure
The tenure of the property is freehold.

Council Tax
Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer
*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings
Strictly by appointment with the sole agents.

Mortgages
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from the Fine and Country office.

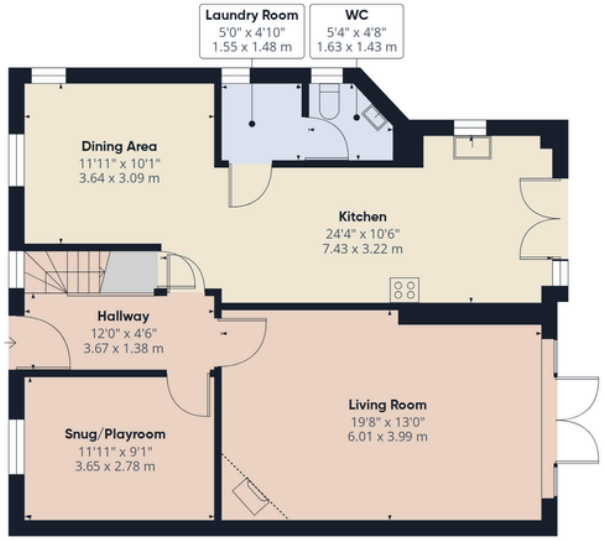
Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

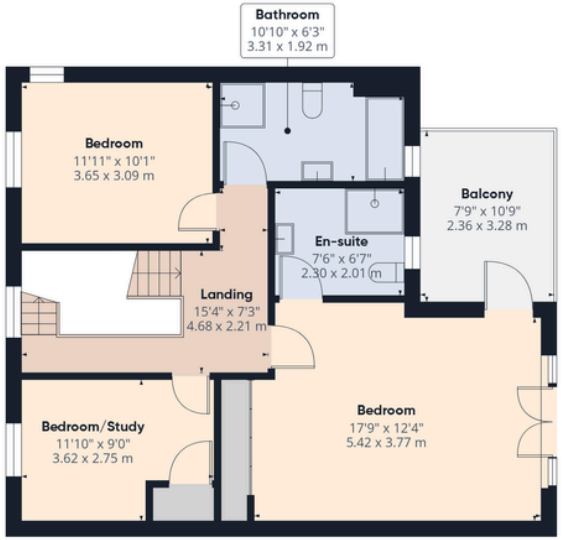




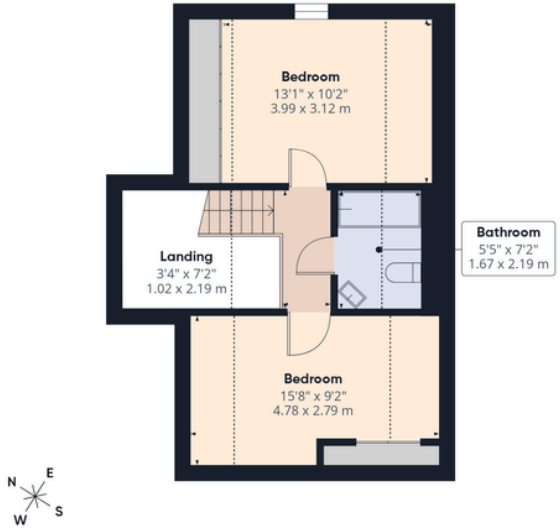




Ground Floor



First Floor



Second Floor

Approximate total area(1)

1865 ft²

173 m²

Balconies and terraces

83 ft²

7.7 m²

Reduced headroom

106 ft²

9.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

The Property Ombudsman SALES