

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Riverside The Poplars Newton-On-Ouse

York, YO30 2BL

Guide Price £700,000

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A RARE OPPORTUNITY TO PURCHASE THIS FAMILY HOME WITH OUTSTANDING REAR PANORAMIC VIEWS OVER THE RIVER OUSE AND FARMLAND, WHICH SITS IN THE HEART OF THE VILLAGE OF NEWTON ON OUSE IN THE SHADOW OF THE ALL SAINTS CHURCH WITH ITS IMPRESSIVE SPIRE. A HIGHLY INDIVIDUAL 3 DOUBLE BEDROOMED, VERSATILE FAMILY HOME WHICH HAS BEEN METICULOUSLY MAINTAINED, ENJOYING A PRIVATE SETTING WITH GENEROUS LANDSCAPED GARDENS EXTENDING TO 0.4 OF AN ACRE, WITH RETURN FRONTAGE TO THE RIVER OUSE ON WHICH THERE ARE MOORING AND FISHING RIGHTS

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, Fitted Kitchen Dining Room, Garden Room, Study, Generous Utility/ Family Room, Ground floor Shower Room/WC, Cloakroom/WC and Store

Principal Bedroom with Balcony and En Suite Bathroom, Two Further Double Bedrooms, Family Bathroom. Self Contained Annex/ Hobbie Room.

Outside, Ample Off Street Parking, Double Garage Front Garden, Stunning Mature Tiered Rear Gardens. Mooring and Fishing Rights.

In all 0.40 Acre or thereabouts.

From a composite panelled and part-glazed entrance door, the property opens into a welcoming L-SHAPED RECEPTION HALL with a return staircase rising to the first floor. There is a useful under-stairs storage cupboard and doors leading to the principal reception rooms.

A panelled door opens through to an impressive show stopping SITTING ROOM, extending to over 24 feet in length, with dual-aspect UPVC windows overlooking the front garden and driveway, and wide patio doors opening to the rear terrace and tiered gardens beyond. The room enjoys sweeping views across the gardens, the River Ouse, and open countryside stretching as far as the eye can see. A handsome open fireplace with granite hearth and mantelpiece forms a fine central feature.

A six-panel door leads through to the KITCHEN DINER, beautifully appointed with a comprehensive range of wall and base units, complemented by granite work surfaces which extend to form a breakfast bar. Quality appliances include an integrated dishwasher, freestanding Rangemaster gas cooker, and fridge, together with deep pan drawers. An archway opens to;

An adjoining DINING AREA with side window with pleasant views of All Saints Church spire, creating an excellent space for everyday family living. From here, aluminium-framed doors open into a delightful GARDEN ROOM set on a brick base, with windows to two sides capturing exceptional views of the rear garden, the river, and countryside beyond. French doors lead out to a side terrace, perfect for morning coffee or evening drinks.

From the reception hall, a door opens to a STUDY, fitted with bespoke cabinetry and enjoying views over the front driveway.

A further door leads through to a versatile utility/family room, fitted with a range of wall and base units with timber-effect roll-top work surfaces, sink and drainer, and plumbing for laundry appliances. There is a UPVC window and door to the side courtyard, together with additional storage cupboards.

To one side a ground-floor shower room with mains plumbed shower, pedestal wash hand basin, low suite WC, tiled walls, and vertical towel radiator.

Beyond, there is access to a REAR STORE AREA with SEPARATE WC and an internal door to the INTEGRAL DOUBLE GARAGE, complete with power, lighting, and fitted workbench with drawers.

The FIRST-FLOOR LANDING with loft hatch access and an airing cupboard with shelving for linen.

The PRINCIPAL BEDROOM SUITE enjoys a double-glazed window to the front and fitted wardrobes to both sides, offering ample storage. French doors open onto an 18-foot-wide railed balcony, offering magnificent elevated views across the gardens, the River Ouse, and open countryside beyond. To the side;

A stylish en-suite bathroom features a mains thermostatic shower over a panelled bath, wash hand basin set within a gloss-fronted vanity unit with marble-effect surfaces, concealed cistern WC, and vertical chrome radiator.



















BEDROOM TWO is a generous double room overlooking the rear garden, with fitted wardrobes providing excellent storage.

BEDROOM THREE includes fitted wardrobes, dressing table, and a part-glazed window framing picturesque views of the churchyard and spire, together with eaves storage.

The FAMILY BATHROOM comprises a P-shaped bath tiled around with thermostatic shower over, vanity unit with wash hand basin, concealed cistern WC, frosted UPVC window, with an additional airing cupboard for linen.

Above the garage, via a separate internal staircase leads to a spacious HOBBY ROOM, HOME OFFICE OR OCCASIONAL BEDROOM, also ideal as a gym, playroom, or TV lounge, with skylight and window overlooking the driveway.

OUTSIDE - 'Riverside' is approached through a five-bar timber gate with a personal gate to the side, opening onto a gravelled driveway providing ample parking for multiple vehicles and leading to the double garage. To the front, a flagged terrace provides a pleasant seating area, with a lean-to to the side offering useful seasonal storage.

The driveway continues through a further timber gate to the REAR GARDENS, which are a true highlight of the property. Directly off the sitting room lies a raised flagged terrace offering breathtaking elevated views over the River Ouse and open countryside beyond. The gardens are mainly laid to lawn and tiered as they gently descend towards the river, interspersed with well-stocked borders, mature shrubs, and established trees offering excellent privacy.

A further side terrace and gravelled seating area lead to a timber garden shed, while to the lower level, a series of railway sleepers and steps descend to a paved pontoon, providing an idyllic private mooring and fishing spot.

From every angle, the gardens frame captivating views of the river, the surrounding landscape, and glimpses of the village church spire — a tranquil and picturesque setting befitting this remarkable riverside home.

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 - F
TENURE - Freehold
SERVICES Mains water, electricity, with gas fired central heating and septic tank.

AGENTS NOTE: There is a public foot path that runs through the very lower part of garden beyond a fence.

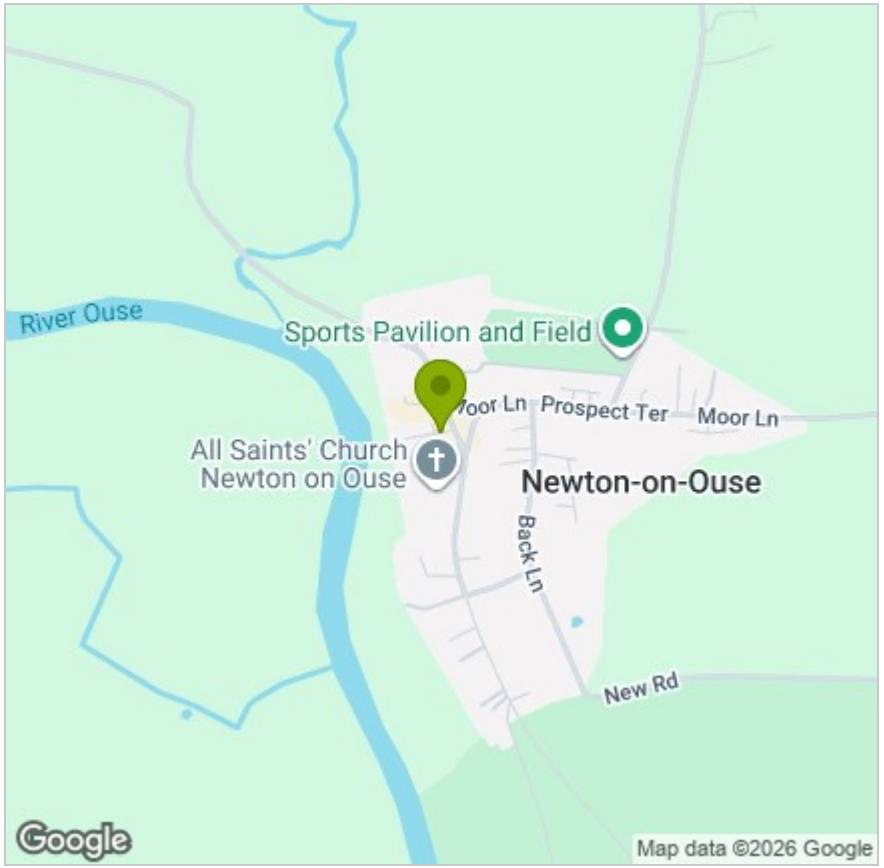
DIRECTIONS From our central Easingwold office proceed south on the A19 and take the second right turning signposted Tollerton. On entering the village of Tollerton, turn left, continue onto Newton Road and continue out into open countryside. Turn right signposted Newton on Ouse and continue into the 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 into The Poplars, whereupon Riverside is positioned straight ahead.

VIEWING Strictly by appointment with the sole agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com

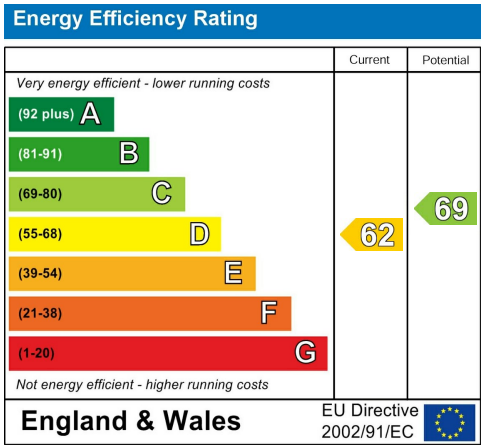
FLOOR PLAN



LOCATION



EPC



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