Oulston, York

£635,000

Stephensons
estate agents & chartered surveyors

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Oulston, York YO61 3RA

Est. 1871

£635,000

An exciting opportunity cosmetically update and improve a fabulous 4 bedroom detached property in a picturesque village on the edge of the Howardian Hills, a designated Area of Outstanding Natural Beauty. Offering around 1,900 sq ft of well proportioned living space, this attractive stone built village home also features a double garage and enviable far reaching rural views.

Believed to have been originally built in the 1970s, this individually designed home enjoys a wonderful sense of privacy, tucked away from the road and positioned centrally within a generous plot of approximately 0.25 acres. Set within a charming village amidst some of North Yorkshire's most breathtaking scenery, the location perfectly combines peaceful rural living and excellent connectivity with the nearby market town of Easingwold just 3 miles to the south whilst Thirsk and the historic city of York are also within easy reach.

A welcoming and surprisingly spacious reception hall sets the tone for this charming and characterful village home, complete with an elegant staircase and a generous cloaks, boots and shoe cupboard. From here, doors lead off into a cloakroom/WC, well-proportioned study and a formal dining room, where sliding double-glazed doors provide access out into the rear garden.

The impressive 22'0" (6.71m) long living room is an inviting and beautifully proportioned space, centred around an open fireplace and enhanced by a delightful bay window with a fitted window seat, offering tranquil views over the garden and flooding the room with natural light.

At the heart of the home, the kitchen/breakfast room is both stylish and practical, featuring polished granite worktops with an integrated breakfast bar and an excellent range of base and wall units, complemented by freestanding appliance space, a built-in hob and an integrated eye-level oven and grill. A generous utility and boot room leads directly from the kitchen, adding further practicality with a charming period-style sink unit, additional appliance space and convenient access to both the attached

Tenure: Freehold
Services/Utilities: Electricity and water are understood to be connected with sewerage by way of a private septic tank
Broadband: Up to 76 Mbps* download speed
EPC Rating: E - 39
Council Tax: F - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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

double garage and the rear garden.

The sense of space continues upstairs, where a remarkably generous first-floor landing, complete with a substantial linen cupboard, leads off into a principal bedroom featuring built-in wardrobes, a private en-suite bathroom and far-reaching rural views that perfectly capture the beauty of the surrounding countryside, 3 further spacious double bedrooms, each benefitting from built-in wardrobes, and a house bathroom.

Additional features include oil-fired central heating and a blend of original and more recently replaced double glazing.

Outside, the property is approached via a sweeping driveway that provides ample parking and access to the attached double garage.

The attractive side and rear gardens are predominantly laid to lawn, framed by established hedgerows and mature shrub borders with a block-paved seating area perfectly positioned to enjoy the stunning open outlook. From the rear boundary, uninterrupted views stretch across adjoining farmland and the rolling countryside beyond—an idyllic backdrop to this exceptional village home.

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

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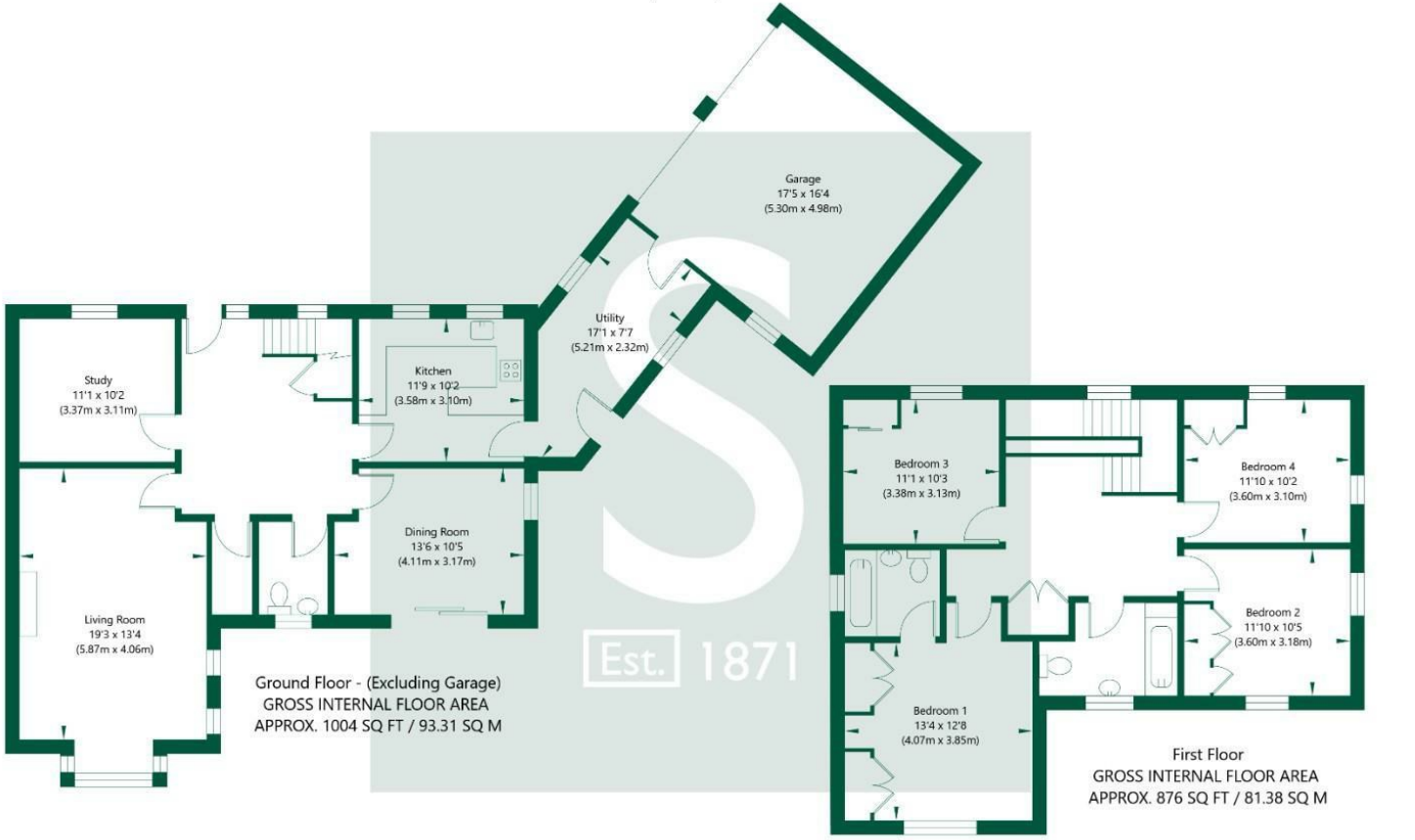

Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1004 SQ FT / 93.31 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 876 SQ FT / 81.38 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1880 SQ FT / 174.69 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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