The Nookin, Husthwaite, York

, YO61 4PY

Guide Price
£1,125,000

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WELL PRESENTED EXTENDED & MODERNISED 5 BED DETACHED FAMILY HOME PLUS ANNEXE IN THE CENTRE OF ONE OF THE AREA'S MOST ATTRACTIVE VILLAGES NORTH OF EASINGWOLD IN THE HAMBLETON HILLS

Welcome to Holly House. Situated in the picturesque village of Husthwaite to the north of Easingwold the house sits proudly in the conservation area opposite the village green and enjoys fantastic views to the church and beyond.
The house has been impressively extended over the last 15 years to the side and rear to provide the original property with its period features leading through to a modern kitchen extension that in turn flows through into a superb entertaining family room with bar at the back of the extended house with bi-fold doors opening to the gardens beyond. Designed with entertaining at its heart this truly is a fantastic family space and also offers multigenerational living options with a detached annexe to the rear.
The house accommodation now comprises five double bedrooms with the principal bedroom enjoying an en suite dressing room through to large shower room as well as two further bathrooms serving the remaining bedrooms in the house.
Outside there is a driveway leading up the side of the property and towards the annexe which has a living area with bedroom and ensuite shower room above and garage to the side.
The gardens are delightful to both front and rear offering further opportunities to enjoy the outside space. Accommodation briefly comprises sitting room study downstairs cloakroom utility room kitchen with stunning atrium light well above leading through to the family room with additional staircase leading two bedrooms and shower room to the rear. In the original property, there are three bedrooms to the first floor.
Oil central heating, council tax band E and EPC rating to follow

Hustwaite
Hustwaite is a highly regarded and picturesque village nestled at the foot of the Hambleton Hills in North Yorkshire, offering an idyllic rural lifestyle with a strong sense of community. The village benefits from a well-regarded primary school, a traditional village pub, village hall, and church, making it particularly appealing to families and those seeking a close-knit environment. Surrounded by beautiful countryside and scenic walking routes, Hustwaite enjoys easy access to the Howardian Hills and the nearby market towns of Easingwold and Thirsk, both of which provide a wider range of shops, amenities, and transport links, including mainline rail services to London and Edinburgh.

Material Information
Tenure Type; Freehold (Please check with your solicitor)
Council Tax Banding; E (North Yorkshire Council - Hambleton)
Heating Type - Oil
Water & Drainage - Mains
Electric - Mains
Broadband - Current Provider EE - Standard 5 Mbps - Superfast 44 Mbps (Ofcom Check)

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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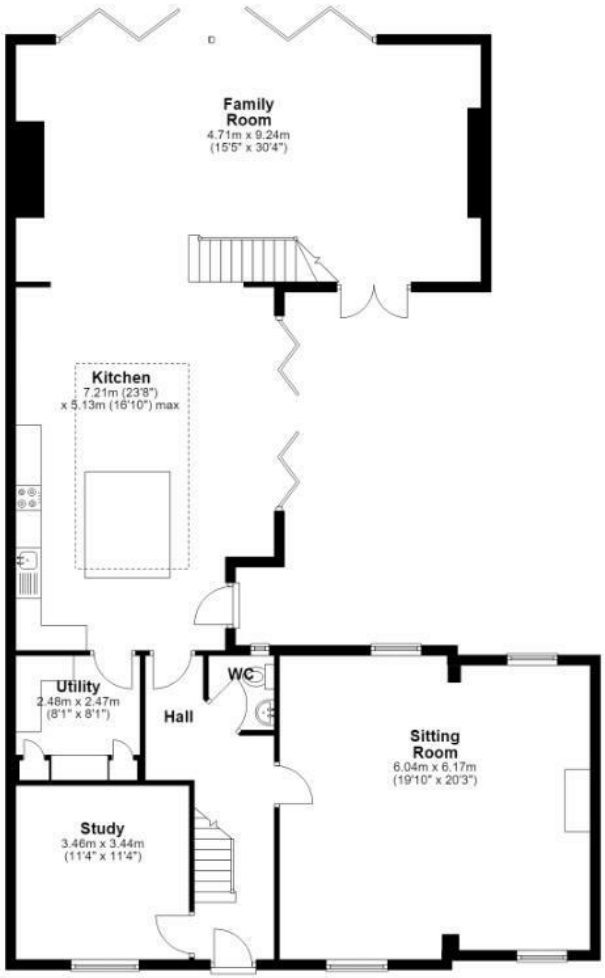
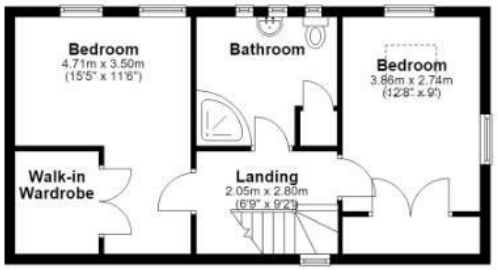
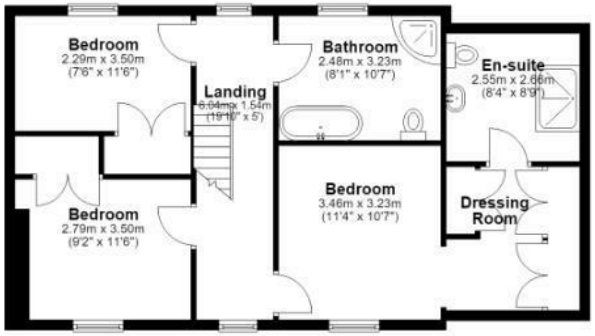
Ground Floor
Approx. 135.3 sq. metres (1456.3 sq. feet)

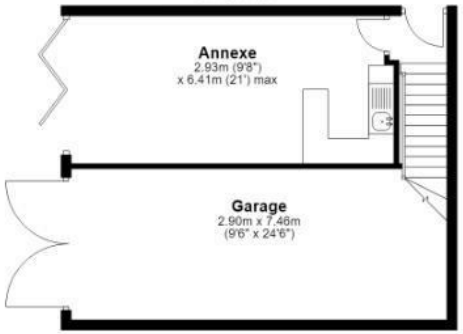


First Floor
Approx. 109.7 sq. metres (1181.1 sq. feet)

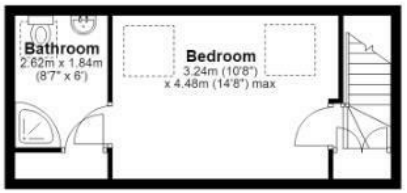




Annexe ground Floor
Approx. 21.9 sq. metres (235.6 sq. feet)
(excluding Garage)



Annexe 1st Floor
Approx. 24.2 sq. metres (260.2 sq. feet)



Total area: approx. 291.1 sq. metres (3133.2 sq. feet)

Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.
Prepared by Andrew N Wilson Photography
Plan produced using PlanUp

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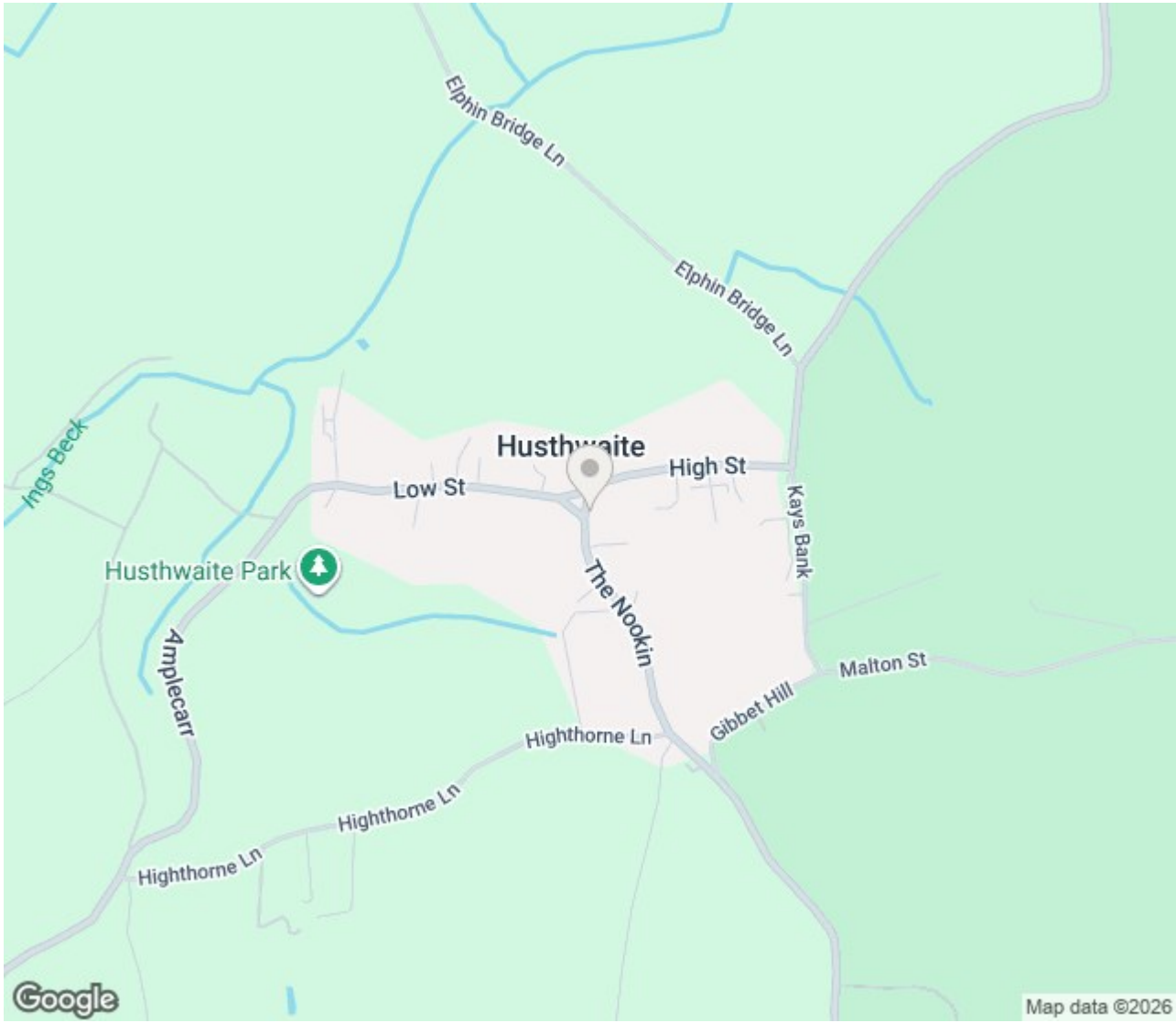
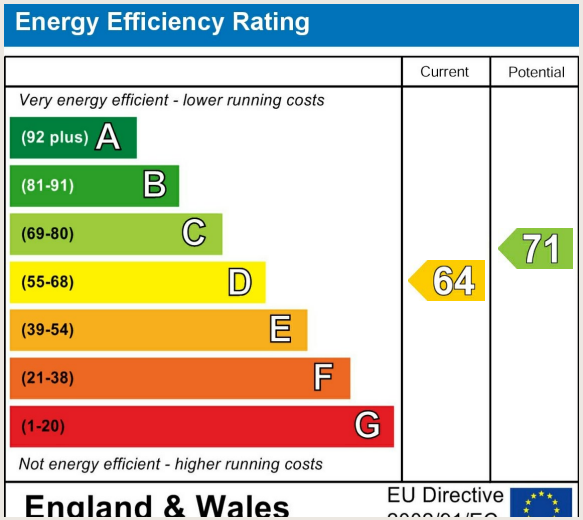


ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

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