

HUNTERS®

HERE TO GET *you* THERE

Holly House The Nookin, Husthwaite, York, YO61 4PY

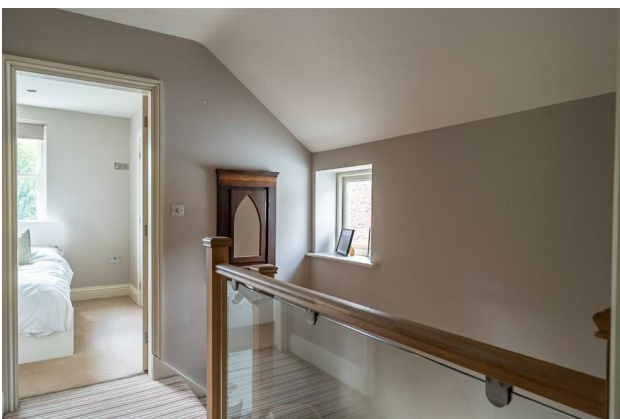
Guide Price £1,150,000



HUNTERS®

HERE TO GET *you* THERE

Property Images



HUNTERS®

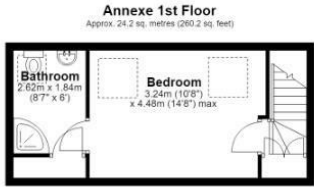
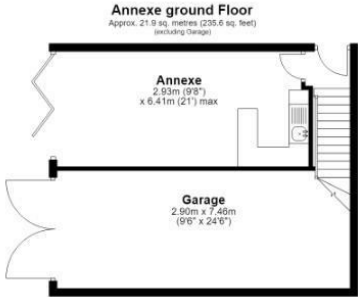
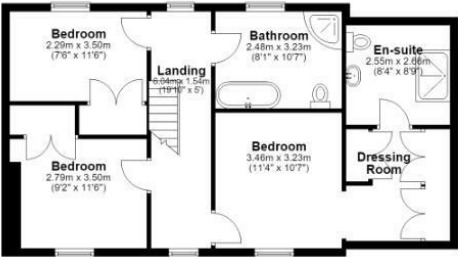
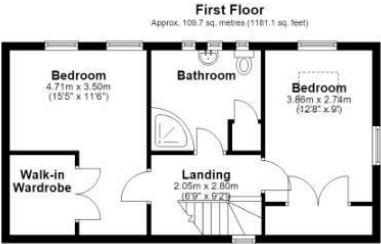
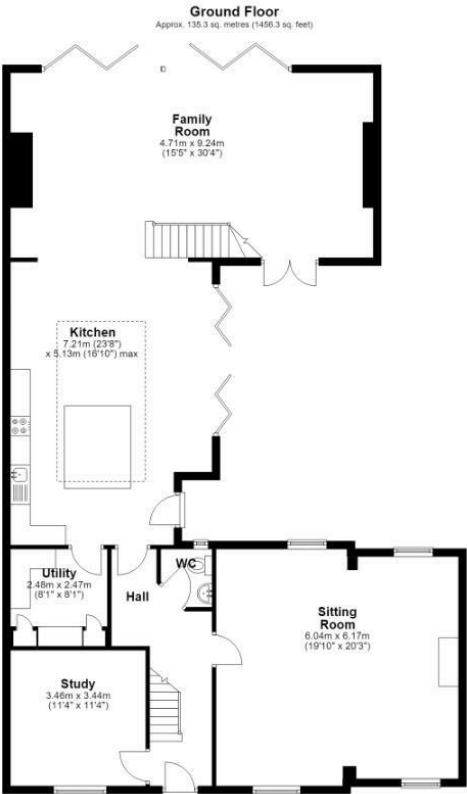
HERE TO GET *you* THERE

Property Images



HUNTERS®

HERE TO GET *you* THERE



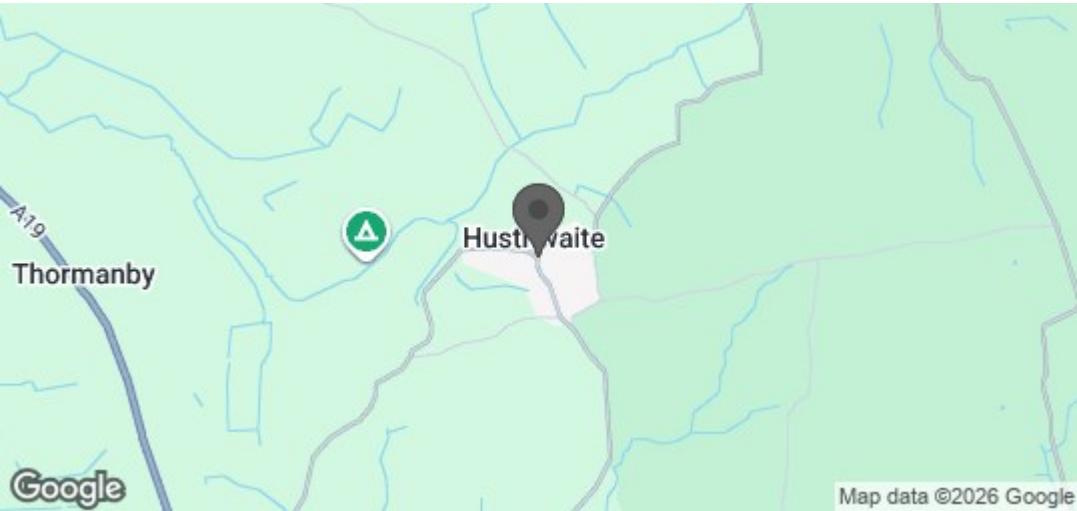
Total area: approx. 291.1 sq. metres (3133.2 sq. feet)

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.

HUNTERS®

HERE TO GET *you* THERE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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