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Cadogan House Spring Street, Easingwold, YO61 3BJ

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Guide Price £800,000

Unexpectedly back on the market due to a chain collapse

Cadogan House is an elegant Grade II listed Georgian townhouse, rich in character and brimming with period features. Nestled within Easingwold's Conservation Area just off the Market Square, the property spans approximately 3,300 sq ft and has undergone a comprehensive programme of sympathetic renovation—blending historical charm with modern convenience.

In 2023, a complete overhaul of the heating system was carried out, including the installation of a new boiler and water tank to support the additional bathrooms added during the refurbishment.

Offering exceptional flexibility, the property provides 5 to 7 bedrooms and will appeal to a range of buyers—whether as a magnificent family residence or as an attractive turnkey rental investment. Currently configured to accommodate 12 guests, it has been successfully set up for the holiday letting market.

To the rear of the property lies a self-contained annex, "The Mews", which offers private access and additional accommodation for 2 guests. This provides an excellent opportunity for a separate income stream, independent of the main house.

All furniture within the Main House and The Mews is available by separate negotiation.

NO ONWARD CHAIN. Council Tax Band is F for the house and A for the annexe and the EPC rating is D for the house and C for the annexe. A viewing is highly recommended to appreciate this beautiful home. Apply Easingwold Office on 01347 823535.

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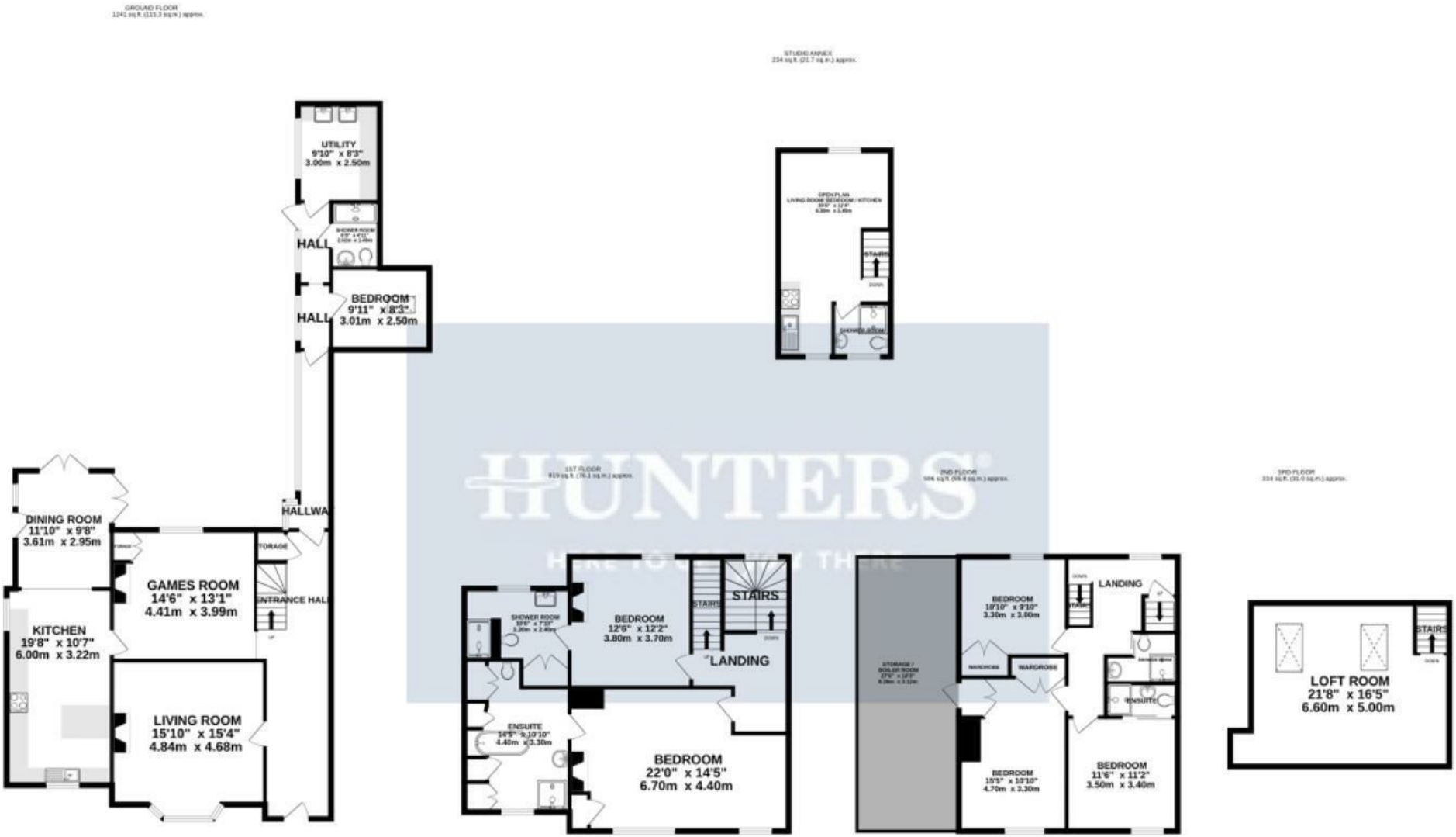

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TOTAL FLOOR AREA : 3225 sq.ft. (299.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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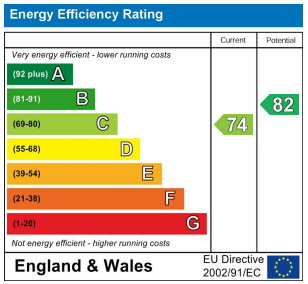

- **GEORGIAN TOWNHOUSE**
- **ADDITIONAL STUDIO ANNEXE**
- **NO ONWARD CHAIN**
- **SIX BEDROOMS**
- **POPULAR MARKET TOWN**
- **EPC RATINGS D (House) C (Annexe)**
- **FIVE BATHROOMS**
- **CLOSE TO AMENITIES**
- **COUNCIL TAX BANDS F (House) A (Annexe)**

Easingwold
Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place.

The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more.

Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area.

Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills —perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun.

Families benefit from excellent local schools, including several well-regarded primary schools and a secondary school recently rated Outstanding by Ofsted.

Main House
The main house is built around a charming low-maintenance cobbled courtyard and comprises: hallway, sitting room, family room/snug, and a beautiful open plan kitchen with integrated appliances and underfloor heating leading into the orangery (currently used as a dining room) which overlooks the central courtyard accessible through two sets of double French doors. Accessed from the hallway there is a cellar with further development potential and from a glass corridor a room currently used as ground floor bedroom (but equally perfect for a home office or gym), shower room,and utility room reside. A double height feature window floods the hall, staircase and landing with light. To the first floor is the spacious master bedroom with en-suite bathroom/dressing room and a 2nd bedroom with en-suite shower room. Stairs to the second floor lead to a 3rd bedroom with en-suite shower room, two further bedrooms with built in wardrobes and an additional shower room. The boiler and water tank reside in the attic space off the 4th twin-bedded room which provides additional storage space. There is a useful very spacious loft room accessed via a paddle staircase that could be utilised for a number of things but currently used as a further bedroom. To the rear of the property the courtyard garden is accessed via electric gates.

The Mews
This studio apartment was built relatively recently and comprises an open plan bedroom/ living room / kitchen with separate shower room. The Mews is serviced by mains electric.

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.

FAMILY RULES
BE GOOD SAY
POND WEATHERS
BEST NOT HAD
SAY LOVE YOU
TELL THE TRUTH

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