

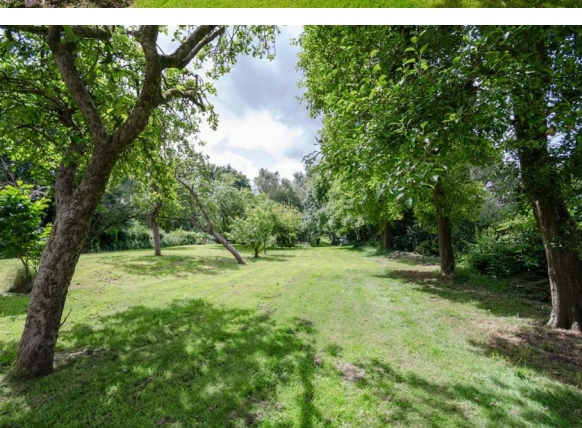


## Elphin View, Husthwaite Guide Price £650,000

Designed & built in the late 1980's by an architect as his own home, adored and extended by the current owners since 2003. The Orchard is quite simply a hidden gem sitting in an acre of its own glorious gardens and grounds within a picturesque village just under 15 miles north of York.

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## Property Overview

A staggeringly beautiful 3 bedroom detached village home discretely positioned off Hushwaite's pretty Low Street, The Orchard sits within an acre of idyllic grounds and provides over 1,900 sq ft of flexible living and working space that includes a fabulous studio accessed via a glass bridge off the sitting room, a stunning Siberian Larch garden pod and a 2nd studio above the car port.

Built by the highly regarded architect and former cabinet maker, Andrew James in 1987, the design and build specifications were clearly influenced by the time he spent overseas in Vancouver, Canada and his drive and determination to create a highly energy efficient home with a nod to passive solar awareness shines through as soon as get your first glimpse of this remarkable village home.

## Inside

An entrance porch welcomes you into a reception hall with doors leading off into a cloakroom/wc, walk-in pantry and a generous utility/boot room.

The 22'3" (6.78m) long dining kitchen features dining area with double doors opening out a south facing decked seating area and an attractively appointed screened off kitchen area with a window seat with rear garden views, storage cupboards and integrated appliances to include a touch control induction hob, fan assisted oven and grill plus a dishwasher.

The 21'7" (6.57m) long sitting room also features a window seat along with fitted bookshelves, wood burning stove and a glass bridge leading off into a fabulous studio/2nd sitting room.

The first floor landing leads off into 3 double bedrooms (2 with wardrobe recesses and delightful views) and a house bathroom with a shower above the bath.

Other internal features of note include an LPG fired central heating system with underfloor heating complemented by double glazing and a mechanical assisted ventilation system.

## Outside

Accessed off Low Street via Elphin View, a private driveway provides generous parking and access into a substantial double width car port with timber steps leading up into Andrew James's original 104 sq ft home office which now offers the versatility to be used as a den, studio or just for storage.

The plot in total extends to approx. 1 acre and an expansive decked seating terrace off the dining kitchen which offers idyllic south facing views across the lawned gardens and grounds and a step down onto a pathway leading to the stunning Siberian Larch Glide Pod, built in 2019 and providing around 165 sq ft of tranquil underfloor heated meditation, reading or work space.

The tree lined lawned grounds offer a tremendous degree of privacy and features a number of fruit trees, vegetable garden and a greenhouse before a gentle slope leading down to a copse of oak, beech, hornbeam, birch and rowan trees with a small stream on the southern boundary separating the garden from the open farmland beyond.

## Services

We have been advised by the vendor that all main services are connected to the property with the exception of main gas.

## Energy Efficiency

This property's current energy rating is E(50) and has the potential to be improved to an EPC rating of C(80).

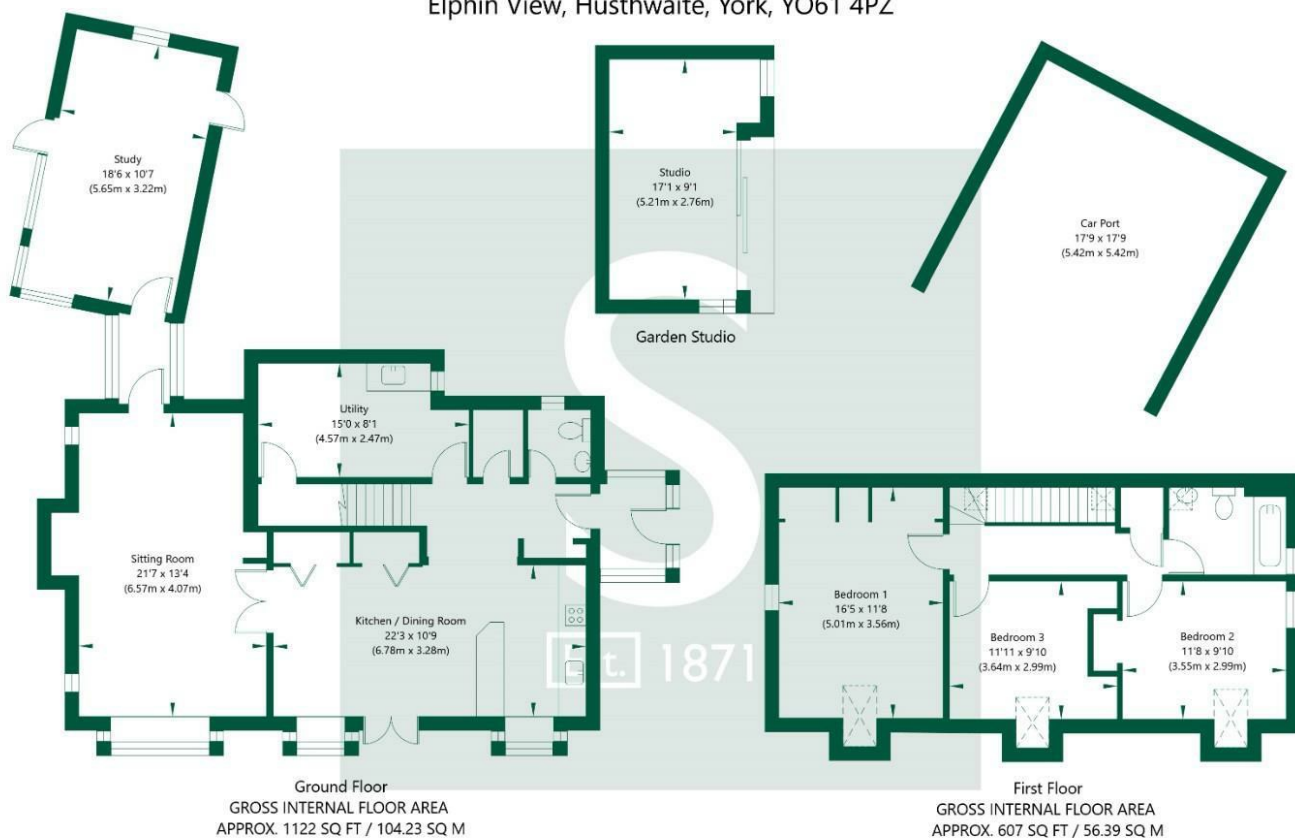
## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 4PZ.

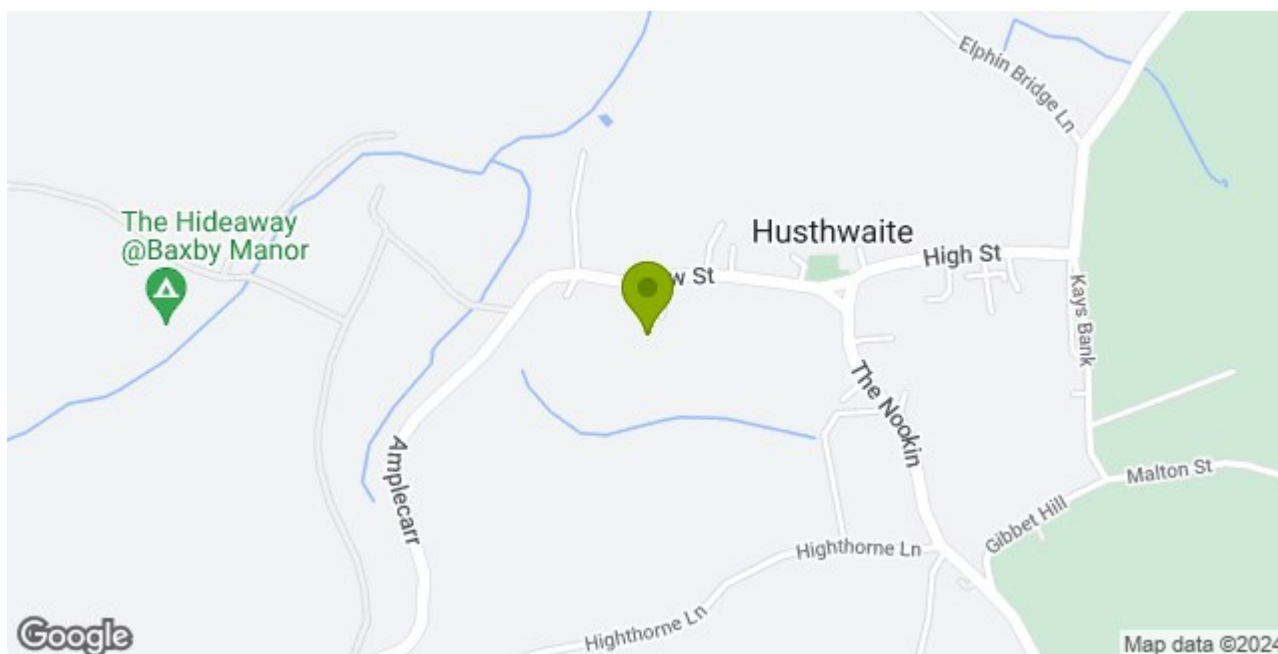
## Tenure

We have been informed by the vendor that the property is freehold.

# Elphin View, Husthwaite, York, YO61 4PZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1892 SQ FT / 175.72 SQ M - (Excluding Car Port)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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