



Croft House, Croft Lane, Carlton Husthwaite YO7 2BS

Stephensons



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Guide Price £699,995

An individually designed 4 bedroom detached village home in a .23 of an acre plot providing over 2,200 sq ft of beautifully presented living space and glorious far reaching rural views to both front and rear. The flexible living accommodation on offer includes a reception hall with cloakroom/wc, 3 formal reception rooms and a study, stunning kitchen and garden room, utility room, principal and guest bedrooms with en-suites, 2 further bedrooms and a luxurious family bathroom, a double garage and delightful gardens.

Hambleton District Council - Tax Band E

Viewings via Easingwold Office 01347 821145



The ground floor provides a reception hall with cloakroom/wc, 20'6" long sitting room with open fire, formal dining room, study, snug with a 2nd open fire, stunning dining kitchen with an adjoining garden room and a utility room with walk-in pantry. The superbly appointed dining kitchen features a multi fuel stove and granite worktops complemented by integrated appliances to include a touch control induction hob, dishwasher, fridge and an eye-level double oven and grill.

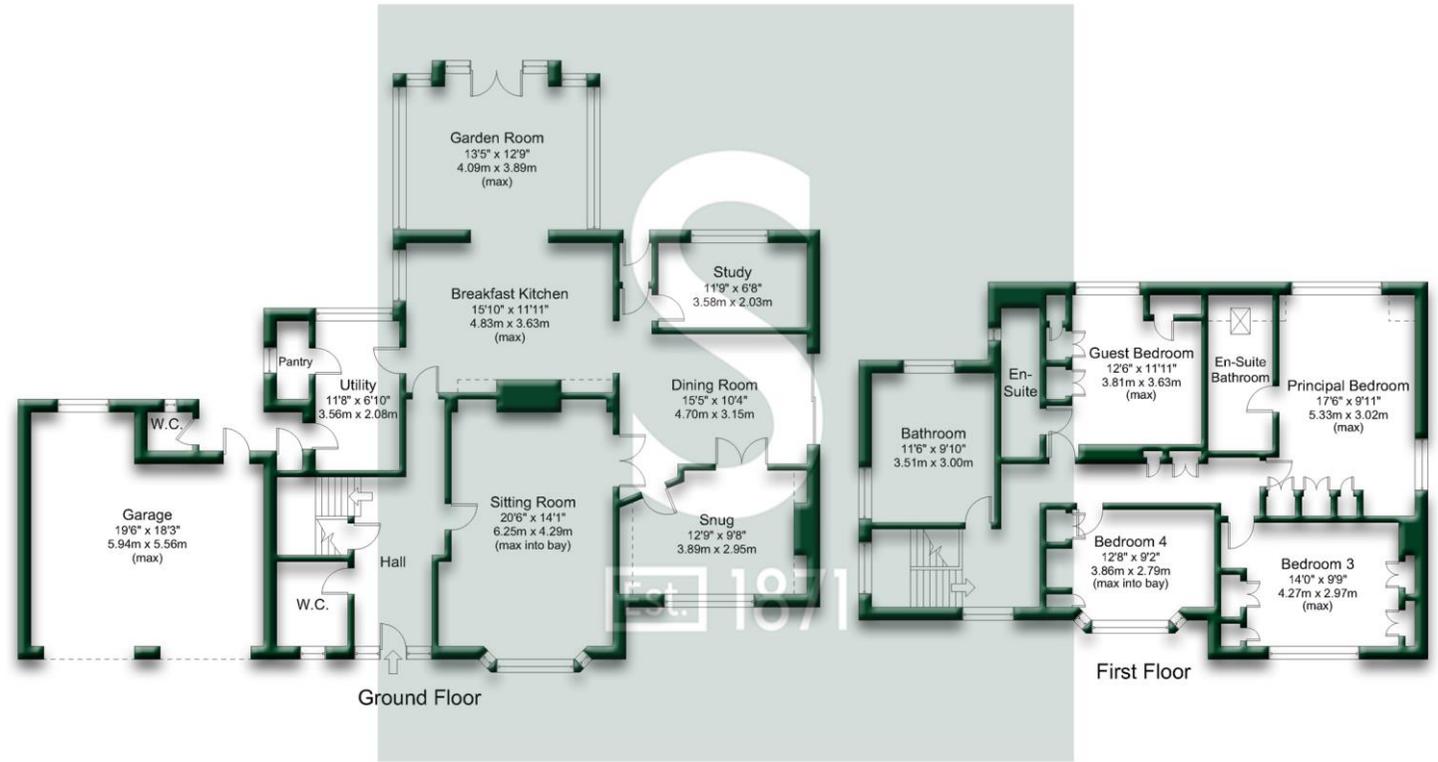
The first floor landing leads off into a principal bedroom with fitted wardrobes and stylish en-suite bathroom, guest bedroom with en-suite shower room, 2 further double bedrooms and luxurious family bathroom. Other internal features of note include LPG radiator central heating, double glazing and glorious far reaching rural views from all 4 bedrooms.

Externally a generous block paved driveway provides parking and access into an attached double garage. The front and side gardens are mainly laid to lawn and the delightful rear garden enjoys a high degree of privacy and affords fabulous views towards the White Horse.

Other external features of note include a gardener's wc, wood store, shed and a large workshop with wood burning stove (21'8" x 19'10").

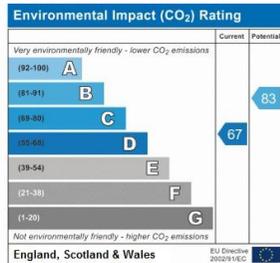
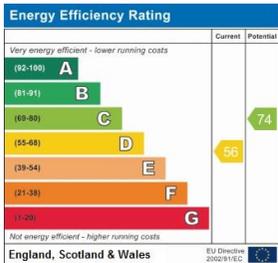






Gross internal floor area excluding Garage (approx.): 212.4 sq m (2,286 sq ft)

Not to Scale.
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Services

We have been informed by the Vendor that all mains services are connected to the property except mains gas.

Directions

Upon entering the village from the A19 take the first left into Croft Lane where the property will be the 2nd last house on your right hand side.

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Selby 01757 706707
Boroughbridge 01423 324324
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