



Raskelf, York

£1,500,000

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Easingwold Road,  
York YO61 3LB

Est. 1871

£1,500,000



An elegant Georgian country house offered free of any onward chain, set in glorious gardens and grounds approaching 4.5 acres, located less than 20 minutes from both York and the A1(M), featuring over 4,080 sq ft of beautifully appointed living space, complemented by around 1,019 sq ft of cellars and basement space, 2 gated driveways and an attached double garage.

Believed to have been built around 1780 as a farmhouse with 120 acres and a water mill, Willow House is now a truly remarkable country house set within gated grounds that include the River Kyle which joins the River Ouse just north of Newton-on-Ouse. At just under 6 miles (9.7 km) long, the Kyle is one of the shortest classified main rivers in the UK.

At the time of preparing these property particulars, we are still researching the full history of Willow House but we are led to believe that there has been a residential dwelling recorded on this site since the 13th Century with the village itself being mentioned in the Domesday Book in 1086 as a prolific hunting landscape called Raschel, with its derivation being Ra (Roe Deer) and Schel (shelf).

We understand that the property was bought as a working farm in the 1950's from the Church Commissioners and changed hands again in 1976. The land, outbuildings and water mill to the rear were sold off in 2000 at which time the property was extended and remodelled to become the Willow House we see today.

Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
Broadband: Up to 76 Mbps\* download speed  
EPC Rating: F - 32  
Council Tax: H - North Yorkshire Council  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



A covered storm porch with ornate wrought iron gates made by the late Chris Topp of Carlton Husthwaite leads into a magnificent 27'8" (8.43m) long reception hall with elegant staircase, tiled flooring and cloakroom/wc leading off into 3 formal reception rooms with feature fireplaces, original sliding Georgian shutters and fabulous garden views.

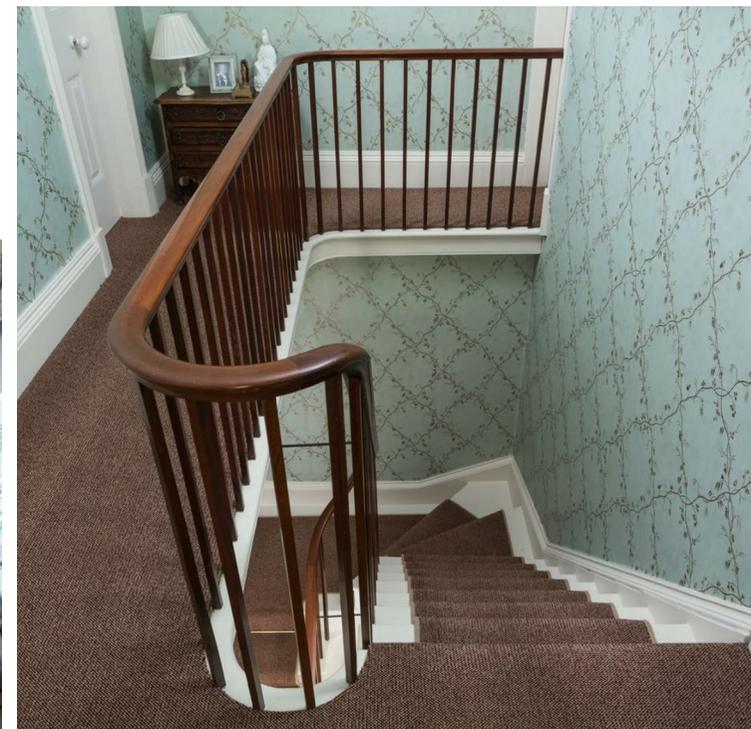
The stunning light, bright and airy dining kitchen and living room provides around 844 sq ft of flexible entertaining space overlooking the south facing rear garden and features a bespoke kitchen that provides expansive granite worktop space and a substantial granite topped central island to complement the generous storage and integrated appliances that include an Aga, induction hob, oven, grill and dishwasher.

The south facing dining and living area off the kitchen features a high vaulted ceiling, recessed lighting, air conditioning and 2 sets of double doors opening out into the rear garden.

Leading off the kitchen is a compact home office with access down into the basement, an attractively appointed utility room and a side lobby that provides access into the attached double garage (with an adjoining shower room) and steps leading down into 1,019 sq ft of versatile cellars which, prior to latter day extensions, provided garage space beneath the main house.

The first floor landing leads off into a 5 beautifully appointed bedrooms, all with garden views and they include a spacious dual aspect principal bedroom suite with built-in wardrobes and a luxurious en-suite bathroom, guest bedroom with an open plan en-suite featuring a freestanding period style bathtub and 3 further double bedrooms, 1 with an en-suite shower room and 2 with access into a stylish Jack & Jill bathroom.

Other internal features of note include an LPG fired central heating system, air conditioning units and a mix of single glazed and replacement upvc double glazed sashed windows.



Accessed through 2 remote controlled timber gated driveways, Willow House provides generous parking and access into a larger than average attached double garage with remote controlled roller door, store rooms and a useful shower room.

The property features expansive south and west facing paved terraces off the garden room at the rear and side porch with an original water trough featured on the latter. The formal gardens and grounds are an absolute delight with sweeping lawns, stocked borders, wildflower meadow areas, a wealth of maturing tree and a ha-ha on the east side of the house dropping down into an open paddock which was originally a 2 acre lake that acted as a header tank for the water mill behind.

The River Kyle flows along the western boundary with meandering pathways and 3 bridges making this particular feature of Willow House truly spectacular. It is also worth noting that there is a versatile general-purpose outbuilding for storage on the rear southern boundary.

#### AGENTS NOTE

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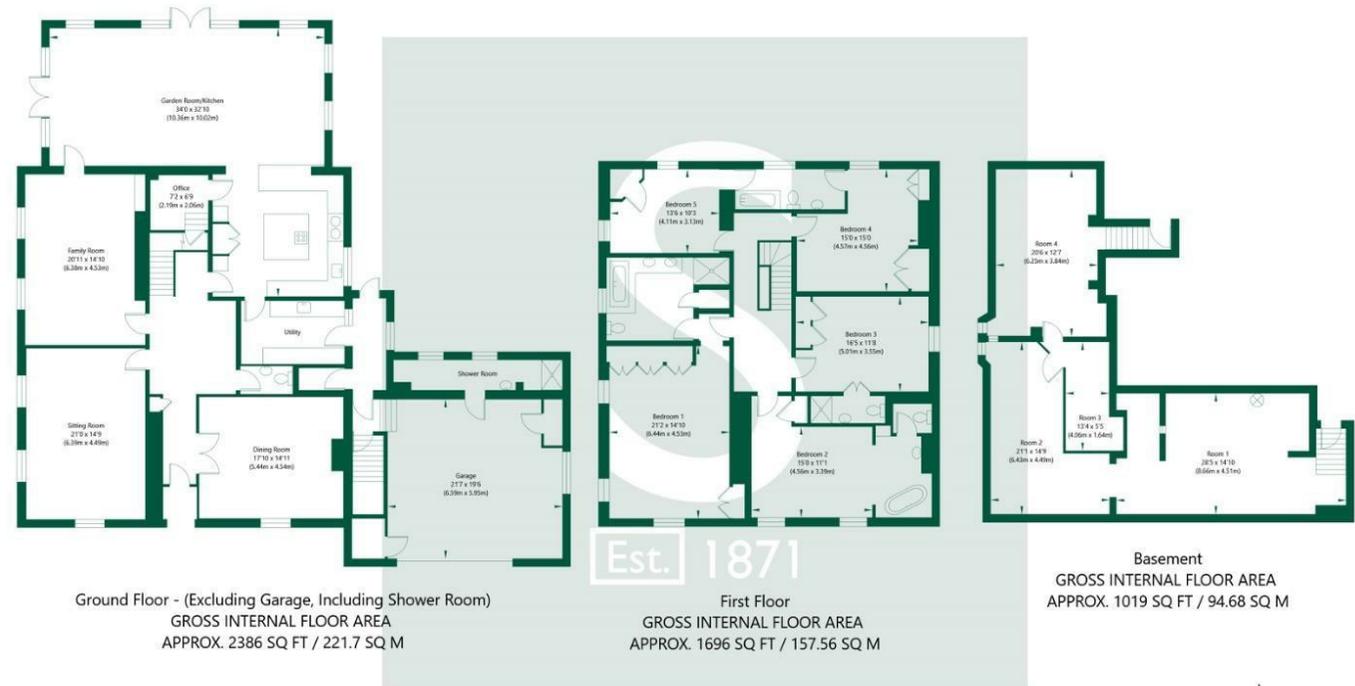
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Easingwold Road, Raskelf, York, YO61 3LB



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 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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