



Thirsk Road, Easingwold Guide Price £675,000

A rare and exciting equestrian opportunity to buy an impressively presented 3 bedroom detached bungalow set in around 4.35 acres enjoying extensive off road parking and featuring a fabulous 1,250 sq ft multi-purpose 2021 built outbuilding.

*** BUNGALOW IN .85 OF AN ACRE & 3.50 ACRES OF PADDOCKS ***

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Inside

A reception hall with oak flooring leads off an impressive 23'11" (7.29m) long living room with wood burning stove, stunning oak framed floor to ceiling window and double doors out into a fabulous oak framed covered gazebo. The 26'10" (8.18m) long dining kitchen was restyled in 2020 to feature expansive quartz worktops and a dining bar, generous storage, integrated dishwasher and range cooker space complemented by further access out into an oak framed covered gazebo.

An inner hallway leads off into a good sized utility/boot room, principal bedroom with built-in wardrobes and a stylish en-suite shower room, 2 further bedrooms (1 with fitted wardrobes currently used as a dressing room) and luxurious bathroom.

Other internal features of note include double glazing and radiator central heating (LPG).

Outside

A gated driveway provides extensive parking and the south facing formal gardens feature a lawn, paved seating area and a stunning oak framed covered gazebo. Also attached to the bungalow is brick built store room (20'6" x 8'0") which presents a buyer with a blank canvas to upgrade, improve and remodel to their own liking.

Opposite the double gated driveway off the access road is grassed paddock of around 1.95 acres and track off the private drive leads up to an impressive 1,250 sq ft (116 sq m) steel framed, insulated outbuilding with electric which was constructed in 2021. A range of timber built former agricultural sheds provide further storage and the 3 grassed paddocks which extend to around 1.54 acres come with lapsed planning permission in 2015 for gated access off the A19 (Planning Application No. 14/02577/FUL) and it should also be noted that planning permission was also granted in 2003 for a block of 4 stables (Planning Application No. 03/01447/FUL)

In total the property sits in around 4.30 acres.

Services

We have been advised by the vendor that mains water and electricity are connected to the property, mains gas is currently unavailable in this location and drainage is by way of a private septic tank.

Energy Performance

This property's current energy rating is E (51) and has the potential to be improved to an EPC of C (79).

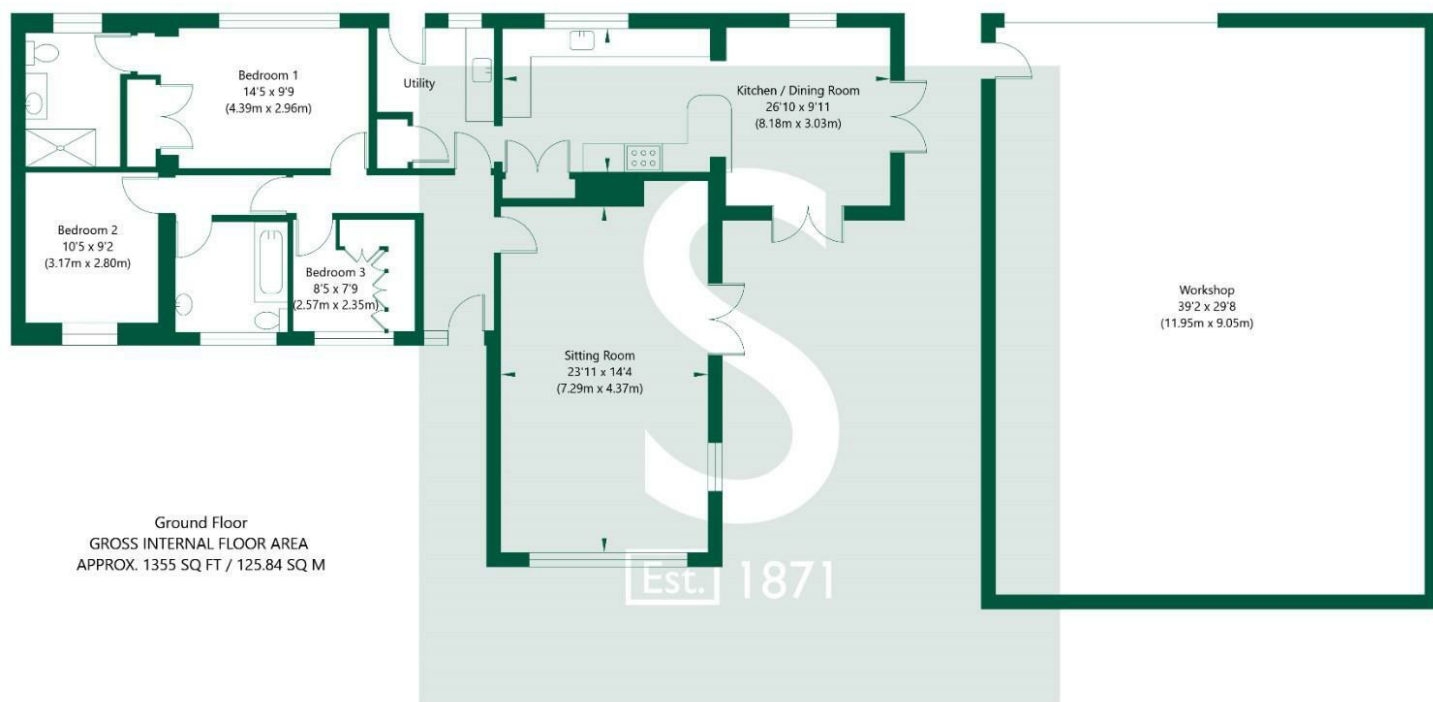
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 3NQ.

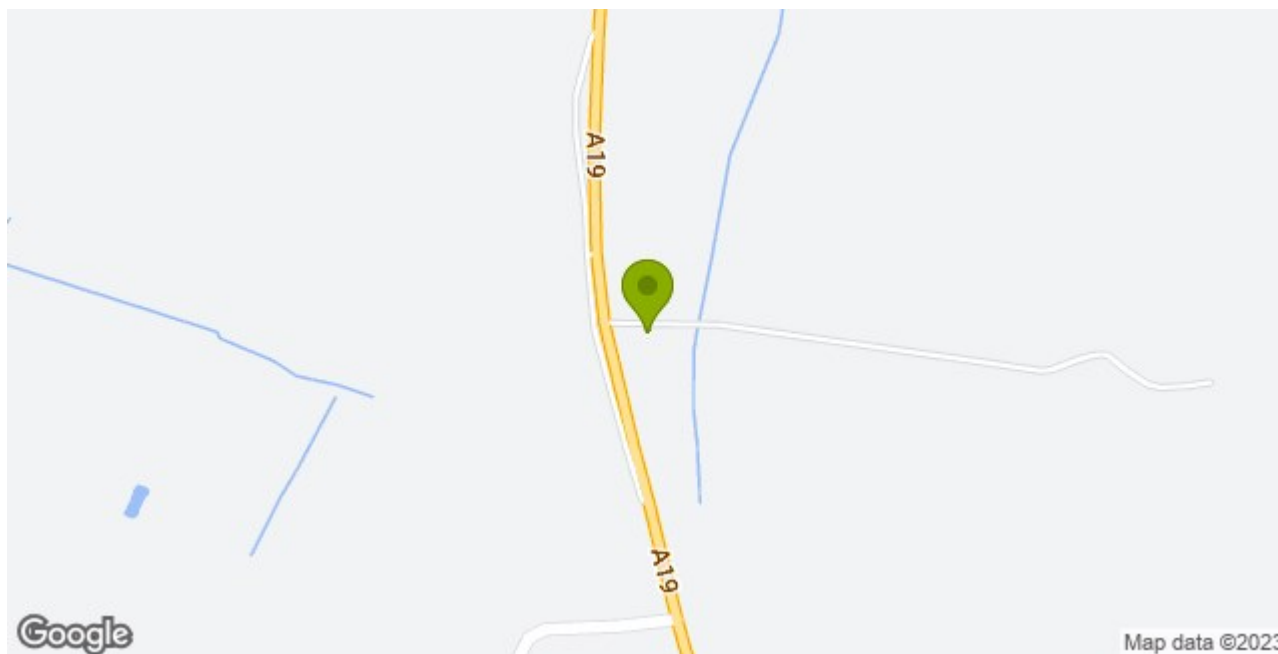
Tenure

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

Thirsk Road, Easingwold, York, YO61 3NQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1355 SQ FT / 125.84 SQ M - (Excluding Workshop)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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