



Farrier's House, Raskelf, York YO61 3LT

Stephensons

S  
ESTD 1871



# Stephensons

Guide Price £475,000

An impressive 4 bedroom detached village property of significant style and quality, built in 2017 by the highly regarded local developer Ambleside Homes, and providing around 1,500 sq ft of beautifully presented living accommodation that includes a reception hall with cloakroom/wc, sitting room and separate study/snug, stunning 22'6" long dining kitchen, utility room, master bedroom with en-suite shower room, 3 further bedrooms and a bathroom complemented by off road parking and a delightful rear garden.

Council Tax Band :: D

Energy Efficiency Rating :: B :: 84

Viewings via Easingwold Office 01347 821145



A reception hall with ceramic tiled floor and cloakroom/wc leads off into a study/snug and a 17'1" sitting room with feature fireplace. The stunning 22'6" long dining kitchen features a spacious dining and living area with roof lantern and bi-folding doors, a useful utility room and a stylish kitchen that includes silestone white quartz worktops with inset sink and a central island with wine chiller, complemented by a range of integrated Neff appliances to include touch control hob, eye-level double oven and grill, fridge, freezer and a dishwasher.

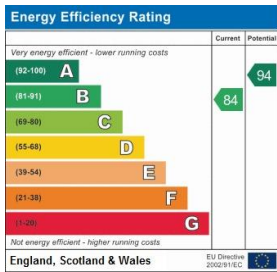


The first floor landing leads off into a master bedroom with en-suite shower room, 3 further bedrooms and a bathroom. Other internal features of note include double glazing and renewable air source heating to radiators.

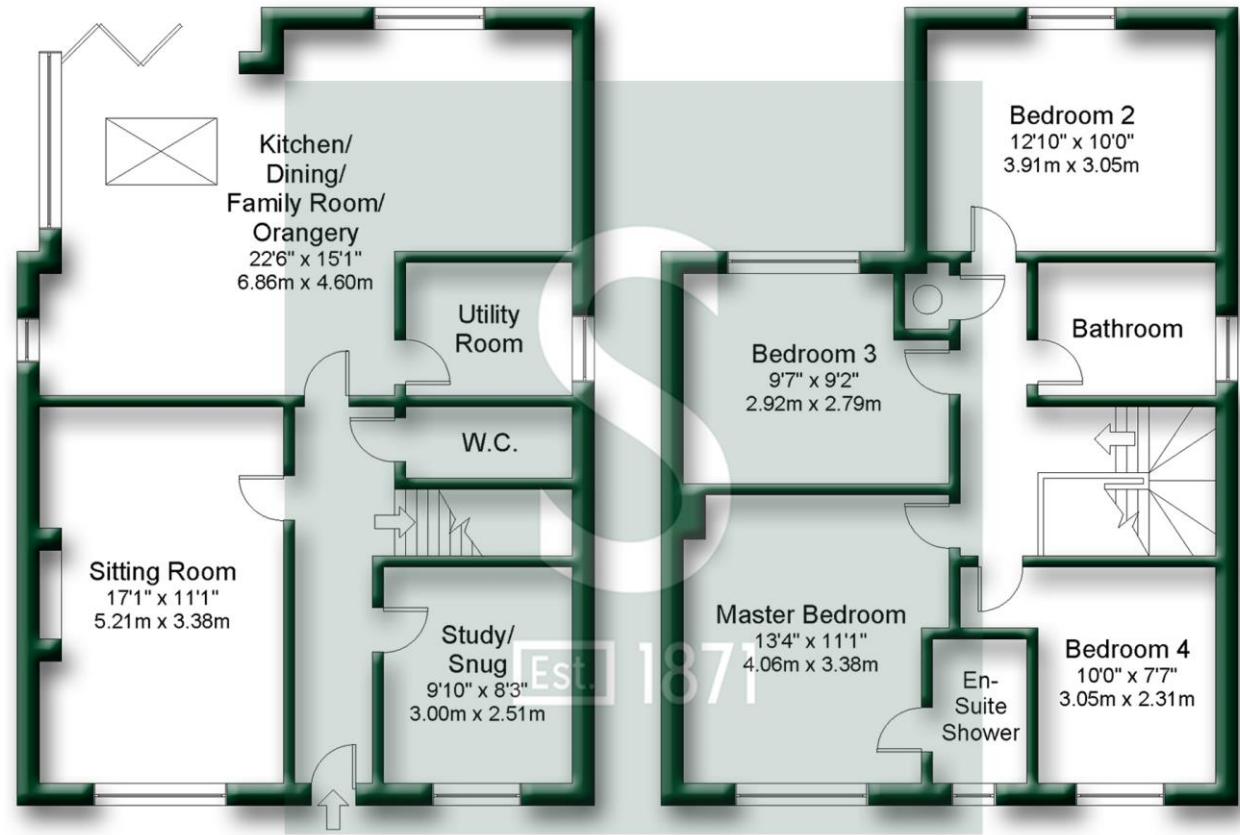
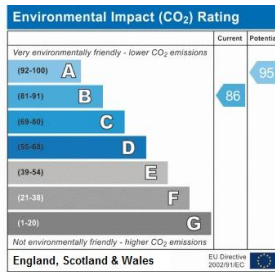
Externally there is off road parking and a small area of garden to the front of the property and to the rear is a delightful garden that features a generous L-shaped paved seating area with timber built garden store to the side and steps leading up to a lawn with summer house.







Reference:  
Farmers House, The Smithy, Raskelf



Ground Floor

First Floor

Gross internal floor area (approx.): 139.2 sq m (1,498 sq ft)

Not to Scale. Copyright © Apex Plans.

### Services

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

### Directions

As you enter the village from Easingwold turn right at the old telephone box where the property will be on your left hand side.

**Stephensons**  
York 01904 625533  
Haxby 01904 809900  
Knaresborough 01423 867700  
Selby 01757 706707  
Boroughbridge 01423 324324  
Easingwold 01347 821145  
York Auction Centre 01904 489731

**Partners**  
JF Stephenson MA (Cantab) FRICS FAAV  
IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJC Kay BA (Hons) pg dip MRICS  
OJ Newby MNAEA  
JE Reynolds BA (Hons) MRICS  
RL Cordingley BSc FRICS FAAV  
JC Drewniak BA (Hons)

**Associates**  
CS Hill FNAEA  
N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP  
Partnership No: OC404255 (England & Wales)  
Registered Office: 10 Colliergate York YO1 8BP



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephenson with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof