



## Orchard House York Road, North Duffield

£525,000

- Extensive Family Home
- Garden Room
- 4 Bedrooms (En-Suite to Bed. 1)
- EER 43 (E)
- Set within 0.21 Acre
- Breakfast Kitchen
- Family Bathroom/wc
- 2 Reception Rooms
- Utility Room, Ground Floor Cloaks/WC
- Detached Garage

A tremendous and extensive family house set within beautiful grounds extending to over a fifth of an acre.

Orchard House is a double fronted and extended home, positioned quietly on the outskirts of the village with beautiful gardens measuring 0.21 acre. The internal arrangement flows well and has the perfect balance of well proportioned family and more formal rooms.

The property welcomes you through a front entrance door into a spacious hall having access to the ground floor accommodation. Importantly, a ground floor cloakroom/wc will be found located off the hall.

Positioned along the east wing is a generous sized lounge running almost the full depth of the property, having a wood burning stove. There is a double glazed window to the front elevation and French doors leading into the orangery towards the rear.

To the opposing side is a formal dining room, having sufficient space for appropriate furniture. Located towards the rear of the property is the kitchen/breakfast room having a comprehensive range of wall and base units incorporating a stainless steel range cooker and a number of built in appliances. Unlike new build homes, there is a useful pantry with shelving and excellent storage space. The accommodation towards the rear, mainly the kitchen and orangery, have beautiful views across the garden with direct access.

A single storey extension adjoins the rear elevation and has been designed as a boot room which the present occupier has found incredibly practical and useful. Positioned adjacent to the kitchen and behind the lounge is the orangery which forms a crucial part of the ground floor accommodation. Built of brick and uPVC with a glass lantern roof, this room provides arguably the best view of the garden and is particularly useful during the winter months with the recently installed wood burning stove. French doors lead onto the rear patio area and beyond.

To the first floor, a central landing gives access to four double, well proportioned bedrooms all benefitting from a double glazed window and central heating radiator. The principal bedroom is located at the rear of the property, being complemented by an en-suite shower room and built-in wardrobes to one side.

The internal accommodation is completed by a modern house bathroom having a traditional three piece suite with separate shower and partial tiling.

Externally the property will be found set back along York Road, occupying an extensive and prominent position on the fringes of the village of North Duffield. Two brick pillars lead onto a driveway providing off street parking for several motor vehicles with a detached single garage found towards the rear left.

The garage has power and lighting with ample storage inside and is partially divided at the back for an office. Access is via a front manual up and over door and a pedestrian door to the side.

The rear garden is undoubtedly one of the main selling features of the property and measures the near perfect size of 0.21 acre. The present owner is incredibly proud of the work and continuous maintenance put into the current presentation, having something for everyone whether that be an outdoor seating area under the pergola, vegetable patch at the back and children can enjoy the tree house and grassed areas. The garden is predominantly laid to lawn with an extensive range of shrubs, trees and flowers with fenced lined boundaries to all three sides.

The property represents a wonderful opportunity for those looking to acquire a beautiful family home, set within the most stunning of grounds.

All viewings are strongly encouraged and strictly by appointment only.

EER- 43 (E)

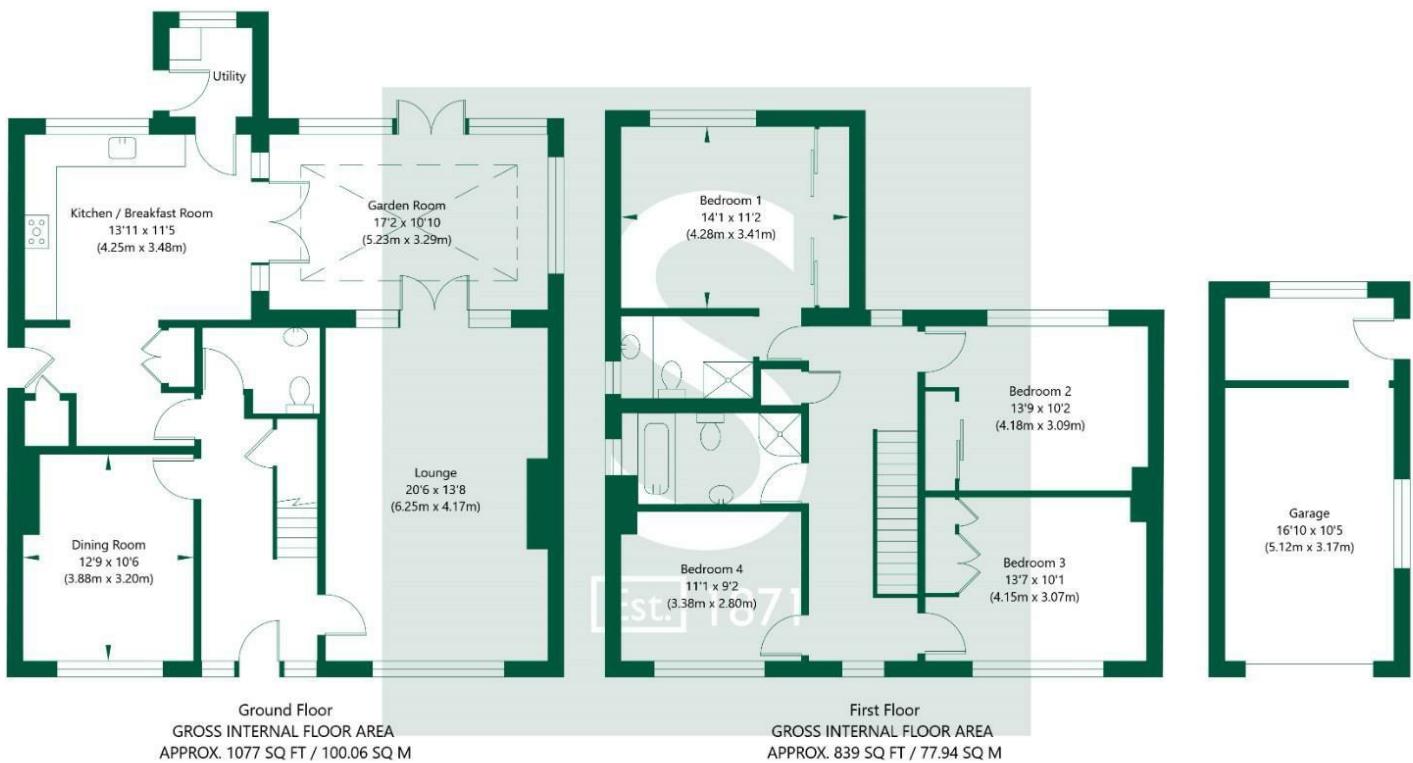
Tenure - Freehold

Council Tax - North Yorkshire Council - Band F

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

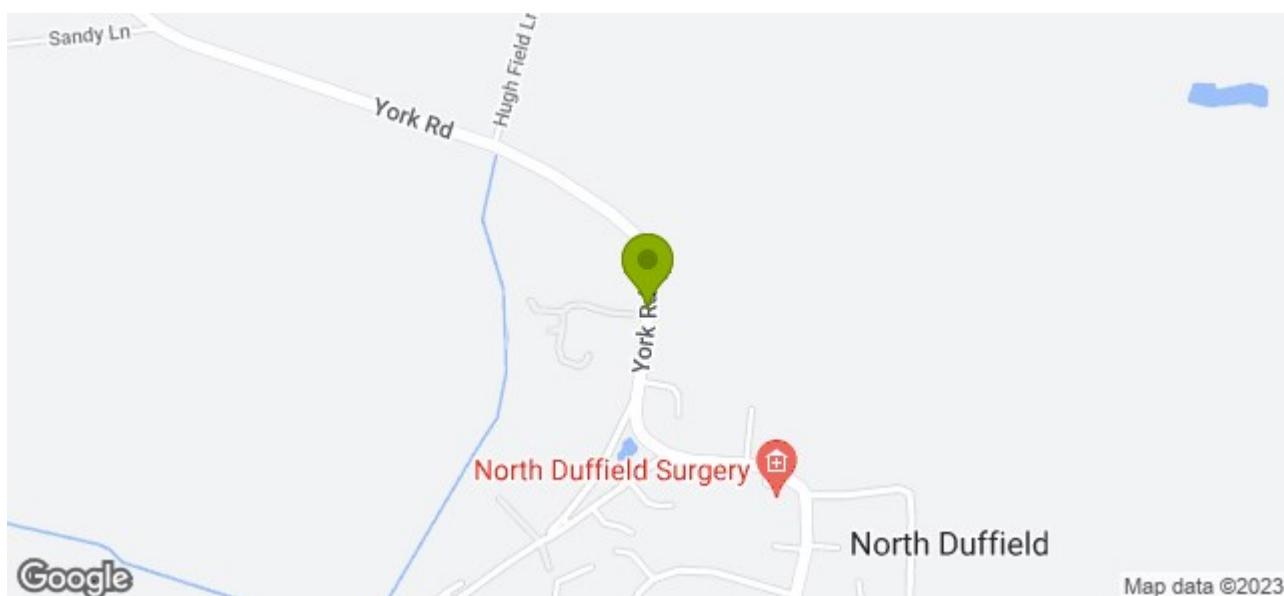






NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1916 SQ FT / 178 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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