



## Warthill, York £995,000

A substantial detached family house set within this choice rural location, with panoramic views across open countryside, and featuring 5 ground floor receptions rooms, three bathrooms and a detached garage block.





## Accommodation

A substantial, detached family house, occupying a choice rural location with panoramic views yet providing quick and easy access to both the A64 York to Leeds Road as well as the city centre of York.

The property has been extended over the years; however, it does provide enormous potential for further expansion and improvement.

Internally, the property is entered through a double glazed front entrance door into a reception hall with staircase leading to the first floor accommodation.

The principal reception room is a spacious lounge located at the front of the house having an inset fireplace, television aerial point and two radiators.

The living room leads through into a conservatory, which is of brick and uPVC construction with surrounding casement windows and French doors leading out onto the rear garden.

Located at the rear is a breakfast kitchen, having a range of built-in base units to three sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of high level storage cupboards and a fitted breakfast bar. Included within the kitchen is a built-in Diplomat electric oven and grill with separate four point induction hob. The kitchen includes an integrated fridge freezer and there is a built-in pantry cupboard and under stairs storage cupboard.

Located directly off the kitchen is a rear office, which has a uPVC framed double glazed rear entrance door and radiator.

Located centrally, is a substantial dining room having a boarded fireplace and radiator. There is a rear entrance lobby with secondary entrance door and an inner hall which services the utility room and cloakroom. The utility room has an additional range of high and low level storage cupboards with inset sink unit and plumbing for a washing machine. The utility room also houses the Grant oil fired central heating boiler.

The downstairs cloakroom includes a low flush W.C., bracketed wash hand basin, and walk-in shower cubicle with full height tiled splashbacks.

The ground floor accommodation is completed by a television room/snug having French doors to the rear elevation, a recess cupboard, radiator, and television aerial point.

The master bedroom suite includes a walk-in dressing room and ensuite bathroom. Within the bedroom is a double fronted wardrobe and built-in airing cupboard in addition to a separate storage room within the inner corridor. The ensuite bathroom has a low flush W.C., pedestal wash hand basin and inset panelled bath in addition to a walk-in shower cubicle with tiled splashbacks.

There are three further generous double bedrooms each with uPVC framed double glazed casement windows and radiators, and all the bedrooms enjoy a superb, elevated aspect across open countryside.

Finally, there is a house bathroom which has a low flush W.C. and wash hand basin, both set in a vanity surround, in addition to an inset bath with wall mounted shower attachment and tiled splashbacks.

## To The Outside

Mill House occupies a choice rural location, being significantly set back from the road with access along a tree lined driveway.

One of the outstanding features of the property, is its surrounding gardens and paddock land stretching to approximately 2 acres in total, ideal for large families and those with an equestrian interest.

Directly to the front of the house is a substantial hardstanding and turning bay providing space for numerous vehicles. The driveway in turn accesses a detached garage block having front and rear access, in addition to a number of multi-purpose garden stores.

The property is surrounded by expertly landscaped and maintained lawned gardens with central borders and surrounding fenced and tree lined boundaries.

To the rear of the garage is a circular patio and hardstanding with raised beds in addition to a greenhouse, which is included within the sale. There is a central orchard and vegetable garden with a walled surround with the remainder of the land being situated at the front of the property currently used as a pony paddock. The paddock is laid to pasture and fully enclosed.

There is no doubt that the property offers a very rare opportunity within the York market, and an early inspection is strongly recommended.

## Agents Note

The property has flexibility within its accommodation and can be used as a 4 or 5 bedroom house on the first floor.

## Additional Property Information

Tenure: Freehold

Services/Utilities: Mains Oil, Electricity, Water and Septic Tank are understood to be connected

Broadband Coverage: Up to 14\* Mbps download speed

EPC Rating: TBC

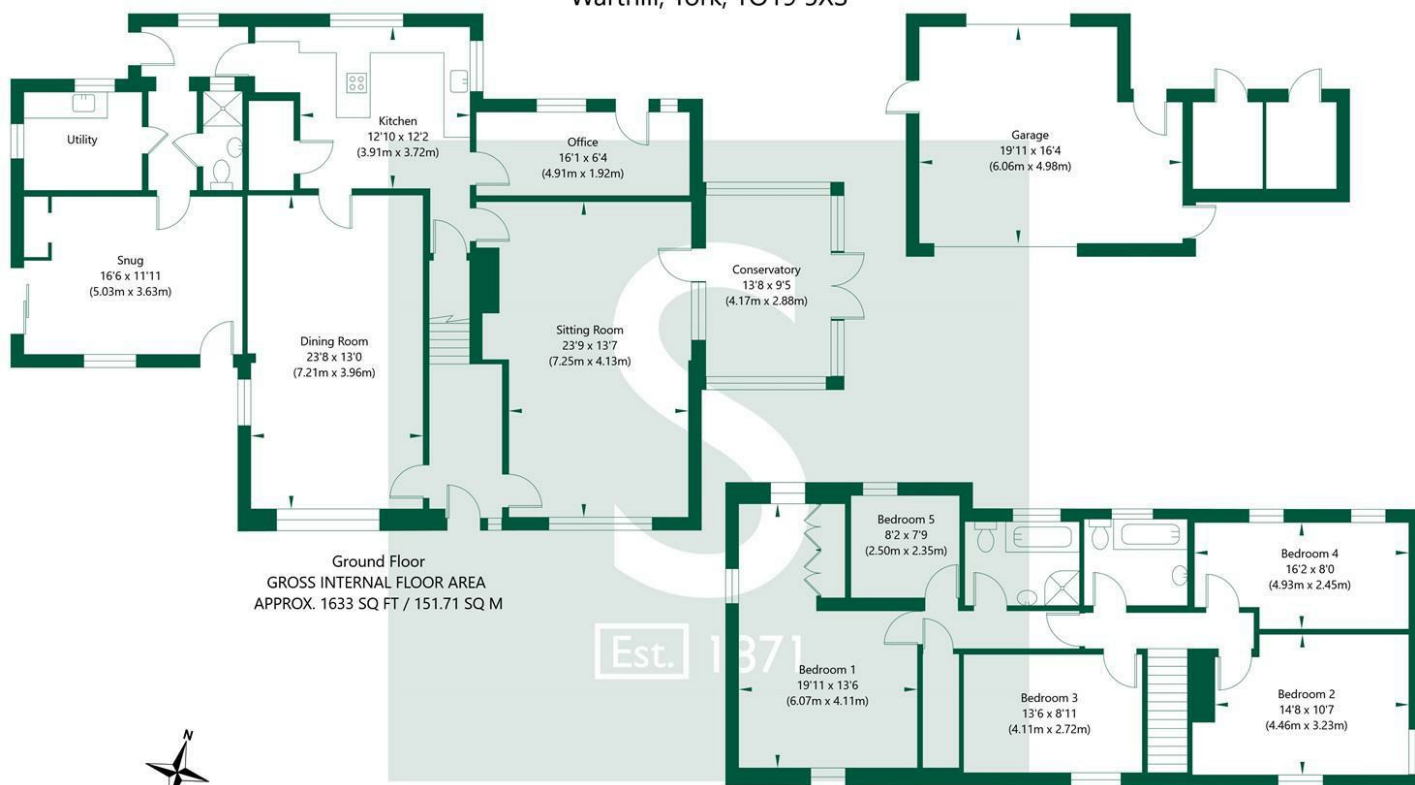
Council Tax: G - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Warthill, York, YO19 5XS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2615 SQ FT / 242.9 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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