



Old Farmhouse North End Raskelf  
York, YO61 3LF  
**£475,000**



A UNIQUE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE SIX BEDROOMED SIX BATHROOM CHARACTERFUL VICTORIAN FAMILY HOME WITH ALMOST 3,500 SQ FT OF SPACIOUS ACCOMODATION OFFERING VERSATILE ACCOMODATION WITH SIGNIFICANT SCOPE TO UPDATE TO INDIVIDUAL REQUIREMENTS. SET WITHIN MATURE LOW MAINTENANCE GARDENS PRIMED FOR LANDSCAPING, ENJOYING A PLEASANT POSITION IN THE HIGHLY POPULAR VILLAGE OF RASKELF WITH EASE OF ACCESS ONTO THE A19 FOR TRAVEL FURTHER AFIELD.

Mileages: Easingwold - 3 miles, York - 16 miles, Boroughbridge - 9 miles (Distances Approximate).

Reception Lobby, Sitting Room with Dining Area, Dining Room, Snug, Study, Fitted Kitchen Diner, Utility Room, Cloakroom/WC, Rear Reception Hall.

First Floor Landing - 6 Bedrooms 4 with Ensuite Shower Rooms, 2 with Ensuite Bathrooms.

Outside; Front Forecourt Garden, Driveway, Generous Low Maintenance Rear Courtyard Primed for Landscaping, Adjoining Private Patio and Range of Outbuildings with Power.

The Old Farmhouse is a substantial Victorian Family Home offering scope to update and improve to individual requirements and in years gone by a thriving Bed and Breakfast business.

Approached via a path and under a charming timber outbuilt porch with pitched roof, a composite panelled entrance door with glazed and stained shaped panel opens to a staircase RECEPTION LOBBY.

LOUNGE WITH DINING AREA, a delightful room enjoying a front aspect over lawned gardens, fireplace with cast wood burning stove set on a raised hearth with exposed brick chimney breast, to one side an archway leads to an adjoining DINING ROOM and further door leading to;

STUDY/FAMILY ROOM with door leading out to the rear courtyard and door adjoining the L-Shaped Snug/Dining Room.

From the Reception Lobby timber glazed and stained double arched doors open to a comfortable SNUG with uPVC double glazed window overlooking the front, mainly lawned garden, iron railings facing similar properties fronting North End. Eye catching feature timber beam, cast electric coal burning stove effect fireplace on a tiled half with exposed brick surround and hearth. Fitted cupboard to the alcove to one side.

An archway with timber beam opens to a generous formal DINING ROOM with two uPVC double glazed windows overlooking the rear garden. There is a useful under the stairs cupboard and a timber door through to the study.

KITCHEN DINER, fitted range of shaker style cupboard and drawer, wall and floor fittings complimented by fitted worksurfaces and tiled mid-range. Inset fitted composite sink unit with swan style mixer tap. Space for a freestanding range electric oven, space for a freestanding fridge freezer. uPVC window overlooking the established lawned gardens. Cast electric coal burning stove effect fireplace on a tiled half with exposed brick surround and hearth.

UTILITY ROOM shelved and plumbed for a washing machine, dishwasher and space for a further freestanding fridge/freezer and dryer.







Spacious and welcoming REAR RECEPTION HALL with under the stairs storage cupboard, turned staircase leads up to the first floor landing.

CLOAKROOM with low suite WC and wash hand basin.

From the Reception Lobby and Rear Reception Hall lead to the first floor landing.

Given the Old Farmhouses versatile use over the years all SIX BEDROOMS benefit from their own private ensuite, 4 bedrooms having ensuite shower rooms whilst 2 bedrooms enjoy ensuite bathrooms. 3 to the front elevation and 3 reside to the rear elevation.

OUTSIDE – An iron hand gate and path leads to the entrance door flanked by established gardens with stocked borders behind iron railings.

To the side, a driveway leads to the rear where there is a large concrete apron providing off street parking for a number of vehicles but also a blank canvass for landscaping to individual requirements. Adjoining private flagged patio behind a fence with maturing pebbled borders.

OUTBUILDINGS: -

BRICK BUILT STORE (16'6 X 9'5), with power and light housing the property oil boiler.

BRICK BUILT STORE (8'7 X 7'9), with power and light.

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VIEWING ESSENTIAL TO FULLY APPRECIATE.

LOCATION - The amenities in the village of Raskelf include a public house, restaurant and a Village Hall with sporting facilities including active tennis/cricket clubs. Primary and secondary schooling is available in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are also available in Easingwold. There is quick and easy access to the A19 running through Thirsk to the north east and linking to the A1237 York outer ring road, the A64 to the south, and the A1.

TENURE - Freehold

POSTCODE - YO61 3LF

COUNCIL TAX RATING - F

SERVICES - Mains Water, Electricity and Drainage with Oil-Fired Central Heating.

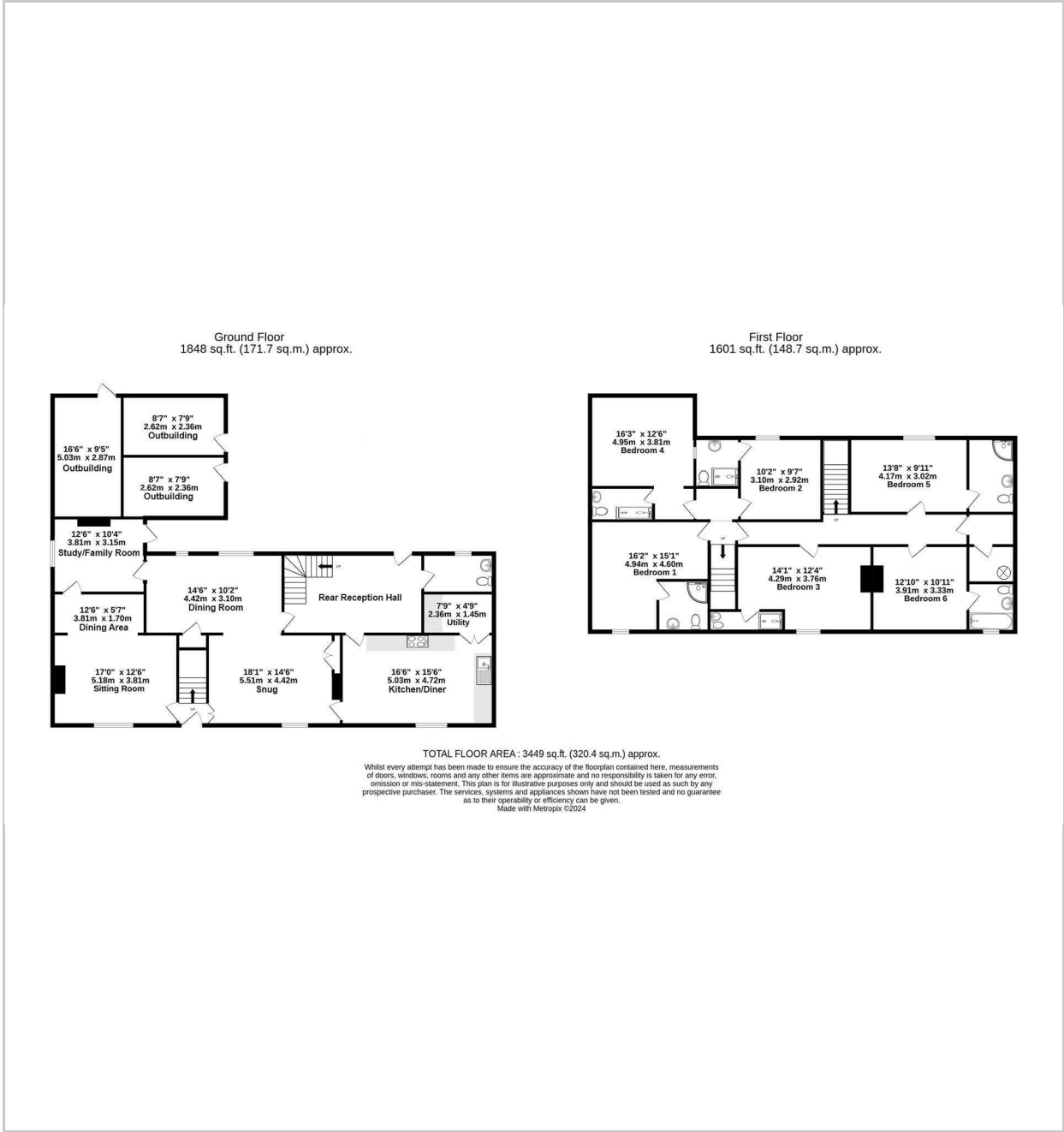
DIRECTIONS - From Easingwold, proceed north along Long Street, turn left at the mini roundabout and continue to Raskelf. Within the village as the road bends left, turn immediately right into North End, and Old Farmhouse is positioned on the left-hand side, identified by the Churchills For Sale board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold. TEL – 01347 822800 or EMAIL- [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

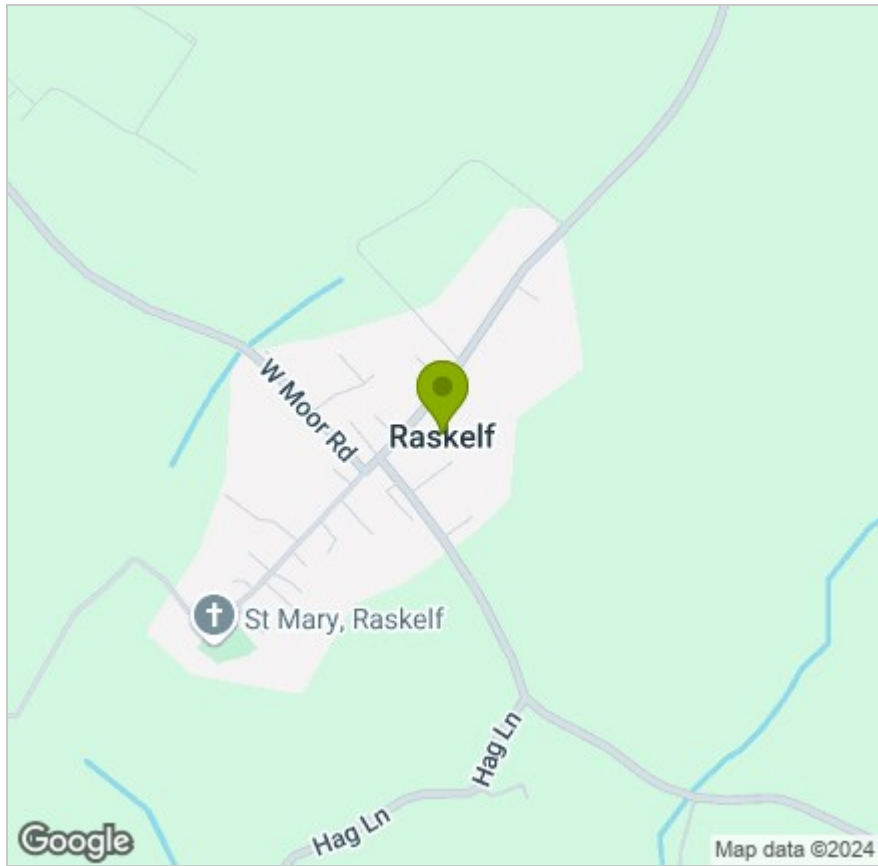




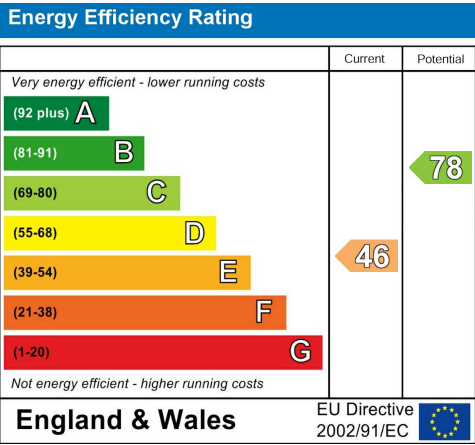
FLOOR PLAN



LOCATION



EPC



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