



Westerdale House Farlington

York, YO61 1NW

£640,000

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WESTERDALE HOUSE IS SET WITHIN THE RURAL LANDSCAPE OF FARLINGTON, THIS DISTINGUISHED VILLAGE HOME OFFERS A RARE BLEND OF PERIOD CHARACTER, REFINEMENT AND OPEN PLAN LIVING, WITH GENEROUS, BEAUTIFULLY ARRANGED ROOMS WELL SUITED TO MODERN DAY LIVING. ITS ELEVATED POSITION AND THOUGHTFULLY TENDED SOUTH WEST FACING GARDENS FURTHER UNDERSCORE ITS APPEAL - PROPERTIES OF THIS CALIBRE ARE SELDOM PRESENTED TO THE MARKET.

Mileages - York – approx. 11 miles | Easingwold – approx. 5 miles (All distances approximate)

Reception Porch, L Shaped Reception Hall, Sitting Room, Family Room/Snug, Full Depth Kitchen/ Living/ Dining Room, Inner Lobby, Shower Room, Utility Room

Principal Bedroom with Generous Ensuite Bathroom, Three Further Bedrooms, Family Bathroom, Separate WC

Landscaped Front and Rear Gardens, Driveway Parking, Garage, Carport, Wood Store

A central grey UPVC ENTRANCE DOOR opens into a handsome, outbuilt vaulted RECEPTION PORCH, framed by side windows and finished with tiled flooring benefitting from underfloor heating. From here, a pair of striking timber and glazed arched doors lead into an inviting L shaped RECEPTION HALL, rich in character with exposed joists. A useful laundry cupboard housing the floor mounted oil boiler, and a turned staircase rises to the first floor.

A six panel door opens into the SITTING ROOM, an elegant and well proportioned reception space with an impressive beamed ceiling and bay window capturing glimpses of open countryside views. At its heart sits a charming open fireplace with slate hearth, cast inset and carved timber surround, enhanced by soft wall lighting. A glazed door to the rear continues through to:

A welcoming FAMILY ROOM/ SNUG, ideal as an additional day to day living area, with dual bay windows overlooking the rear terrace and the beautifully tended gardens. An open archway leads seamlessly into:

A superb KITCHEN LIVING DINING ROOM, running the full depth of the property and offering exceptional versatility for modern family living and is the real hub of this home.

The kitchen is fitted with Shaker style cabinetry, timber effect worktops and tiled splash backs, together with a central electric hob, double oven and concealed extractor. A stainless steel sink sits beneath a window enjoying village views. Exposed joists and an open arch lead to a central island offering additional preparation space and storage with a matching counter top extending to form a breakfast bar lit up by low hanging pendant lights. An internal door leads to the reception hall.

The LIVING/DINING AREA is beautifully arranged, featuring tongue and groove panelling with dado rail and an attractive wood burning stove set on a tiled hearth beneath an exposed beam. A bay window frames rooftop views and glimpses of open countryside. Karndean flooring flows throughout. To the rear is a generous dining/sitting space with a window overlooking the gardens and French doors opening directly to the terrace.

A part glazed timber door leads from the kitchen to an INNER SIDE LOBBY with coat storage and cupboard housing the vented pressurised hot water cylinder. A further door opens to;

A practical and stylish SHOWER ROOM, fully tiled and appointed with a mains plumbed walk in thermostatic controlled rain head shower, additional handset, pedestal wash hand basin, WC, chrome towel radiator, underfloor heating and frosted window.

Beyond lies a well designed UTILITY ROOM, with external side access, plumbing for laundry appliances, further worktops and storage, vertical radiator and dual aspect windows beneath a vaulted ceiling.

From the reception hall, a turned staircase rises to the FIRST FLOOR LANDING, with doors leading to:

The PRINCIPAL BEDROOM, a notably spacious room with part countryside views and a decorative cast fireplace. A step leads to a vast ENSUITE BATHROOM, fitted with a panel bath, pedestal wash hand basin, low suite WC, part tiled walls and a frosted window. Loft access is available from both the bedroom and the ensuite.

There are TWO FURTHER DOUBLE BEDROOMS, one enjoying a full





width of fitted wardrobes and rear garden views; the other is a generous double with pretty outlook over the front.

THE FOURTH BEDROOM is L shaped with airing cupboard and pleasant front aspect.

A six panel door opens to a SEPARATE CLOAKROOM, fitted with a low suite WC, pedestal wash hand basin, part tiled walls and frosted window to the side.

To the front of the landing sits the FAMILY BATHROOM, appointed with a deep bath with chrome mixer taps and handheld shower, pedestal wash hand basin, chrome towel radiator, part tiled walls and frosted window.

Outside, the property is approached via a stepped pathway flanked by lawned gardens, maturing laurel perimeter border and hedging to the side, leading to the vaulted porch. Flower beds wrap around to the side, where the path connects to the side driveway, offering generous parking and in turn leads to;

A SINGLE GARAGE with electric up and over door and roof storage, power and light. An adjoins a CARPORT offer good shelter and a rear wood store. An EV charging point and outside water tap are provided to the side.

A private timber gate opens into the rear garden, revealing a broad stone terrace that extends the full width of the house and provides a setting for outdoor dining and relaxation. Raised stone edged borders frame the terrace, giving seasonal interest.

Beyond, the garden unfolds as a generous expanse of lawn, enclosed by timber fencing that create a strong sense of privacy. Neatly clipped shrubs and shaped hedges are complemented by established trees, while deep, well defined borders offer ample opportunity for further planting. An additional stone patio positioned toward the rear boundary an elevated sun catching space. With its south west aspect, the garden enjoys long afternoon and evening light and provides a secure, child and pet friendly environment.

LOCATION - Farlington is a small and attractive village situated mid-way between Stillington and Sheriff Hutton. Within the centre of the village is a 12th century church known as St Leonards, and the Blacksmiths Arms.

POSTCODE: YO61 1NW  
COUNCIL TAX BAND: E  
TENURE: Freehold

SERVICES: Mains water and electricity and drainage. Oil fired central heating.

DIRECTIONS From our central Easingwold office, proceed south along Long Street and turn left onto Stillington Road. Head through Stillington, continue along the Main Street and around the corner, turn right sign posted Sheriff Hutton and proceed through open countryside into Farlington. Turn right before the bridge and Westerdale House is on the immediate right-hand side.

Viewing - Strictly by appointment through Churchills. Tel: 01347 822 800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

Agent's Note - To comply with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks. A fee will apply; please contact our office for further information.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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