



## North Moor

Easingwold, York, YO61 3NB

Price Guide £1,250,000



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**STYLE** - Impressive Detached Home with Commercial Unit and Land.

**HIGHLIGHTS** - Rare Occasion to Purchase A Property with Super Scope to Make Your Own. Set on 2.2 Acres with Commercial Building.

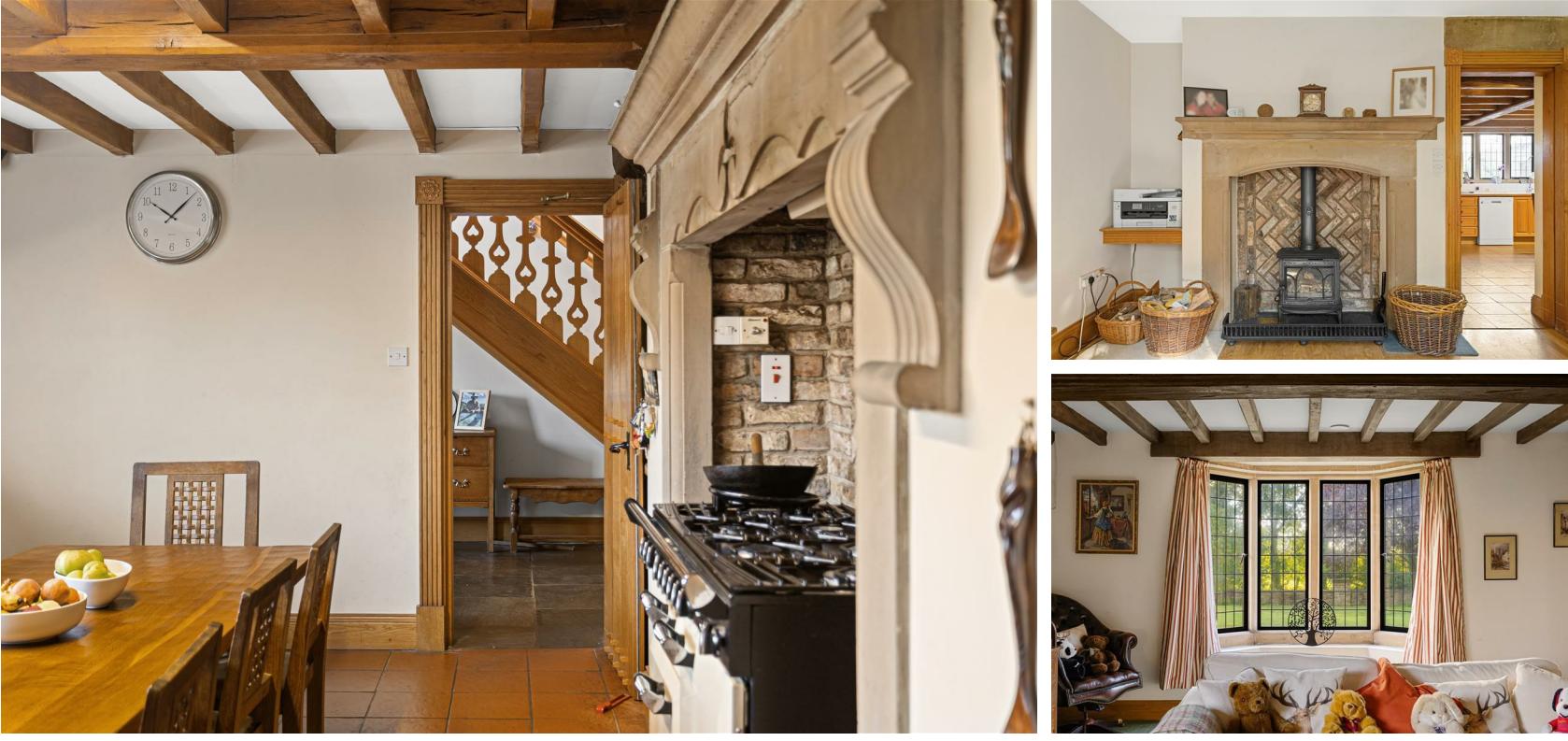
**THREE WORDS** - Wonderful. Lifestyle. Opportunities.

## ENDLESS POTENTIAL AWAITS AT NORTH MOOR HOUSE

Situated on the periphery of the picturesque landscape of Easingwold, North Moor House stands as a testament to a happy family home and boundless opportunity. This impressive residence, lovingly maintained by a single family since its construction in 1992, is now ready to welcome its second owners. Set on approximately 2.2 acres, this property offers a unique blend of residential charm and commercial potential, ideal for those seeking a harmonious balance between home and business life.

## STEP INSIDE

Spanning a generous 4762 sq ft, the principal house unfolds over three floors, offering versatile spaces perfect for both grand family gatherings and intimate retreats. Step inside to be greeted by an impressive hallway, where a bespoke staircase leads to a galleried landing, perfect for a reading nook or library. The ground floor boasts spacious reception rooms, including a country-style kitchen, a separate dining room, and a light-filled family room. The sitting room, with its open fireplace, provides a cosy setting for family reunions.





## FIRST AND SECOND FLOOR

The first floor reveals an East and West wing, with a master bedroom offering serene views and an ensuite bathroom. Four additional bedrooms, a house bathroom, and a study complete this level. The second floor presents a versatile space with four rooms and an ensuite, ideal for a teenage retreat, guest accommodation, or a hobby area.

## GARDENS & COMMERCIAL BUILDING

Outside, the garden wraps around the house, featuring a delightful terraced alfresco dining area with a timber pergola. A small woodland with a path leading to an orchard offers scope for keen gardeners, while equestrians will appreciate the potential for paddocks and stables. The commercial building, over 5000 sq ft, provides ample space for business ventures or conversion into barns.

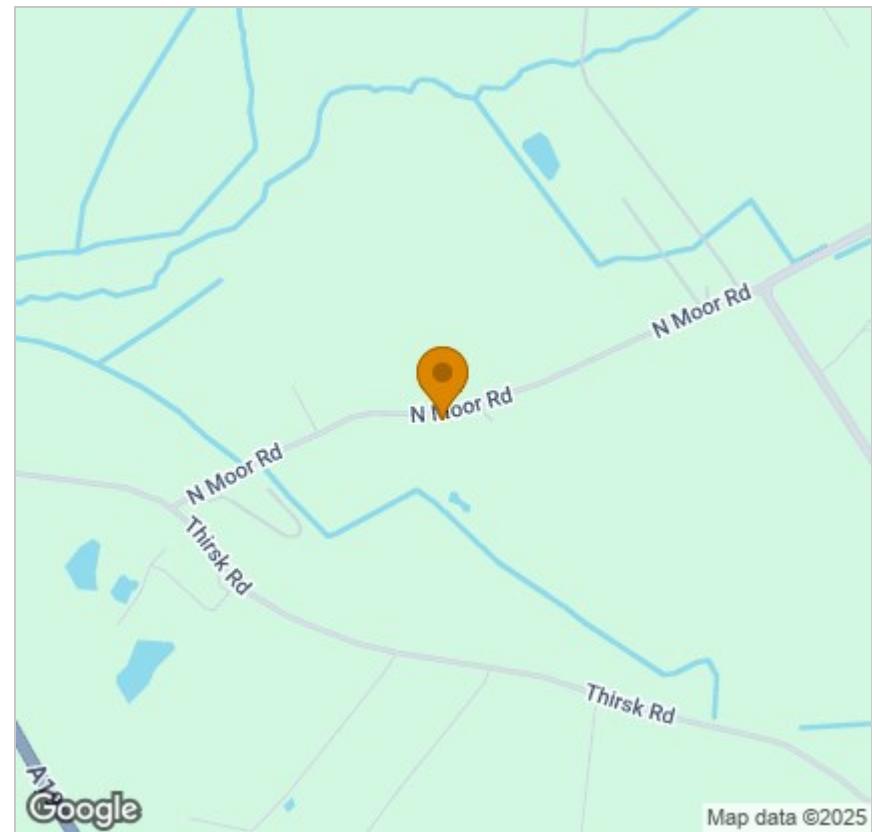
North Moor House is more than just a home; it's a lifestyle waiting to be embraced. With endless potential, this property invites you to create new memories and realise your dreams in a tranquil, idyllic setting. Arrange a viewing today to discover the possibilities that await.



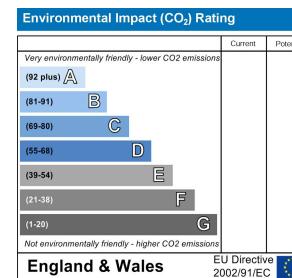
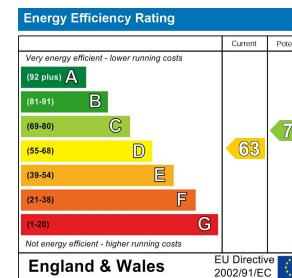
## Floor Plan



## Area Map



## Energy Efficiency Graph



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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emslevmavor.co.uk](mailto:info@emslevmavor.co.uk) <http://emslevmavor.co.uk>