

ROKEBY

The Nookin, Husthwaite



ROKEBY

Modern village house, superbly renovated and with private gardens.

Easingwold 3½ miles • Thirsk 10 miles • A1 12 miles
York 17 miles Leeds 40 miles • Durham Tees Valley 33 miles
Leeds Bradford Airport 40 miles

Entrance hall • kitchen/dining room • utility/laundry room • wc • sitting room

Principal bedroom suite with bathroom and dressing room
• 3 further bedrooms • house bathroom

Greenhouse • large shed • gardens • driveway parking

In all some 0.25 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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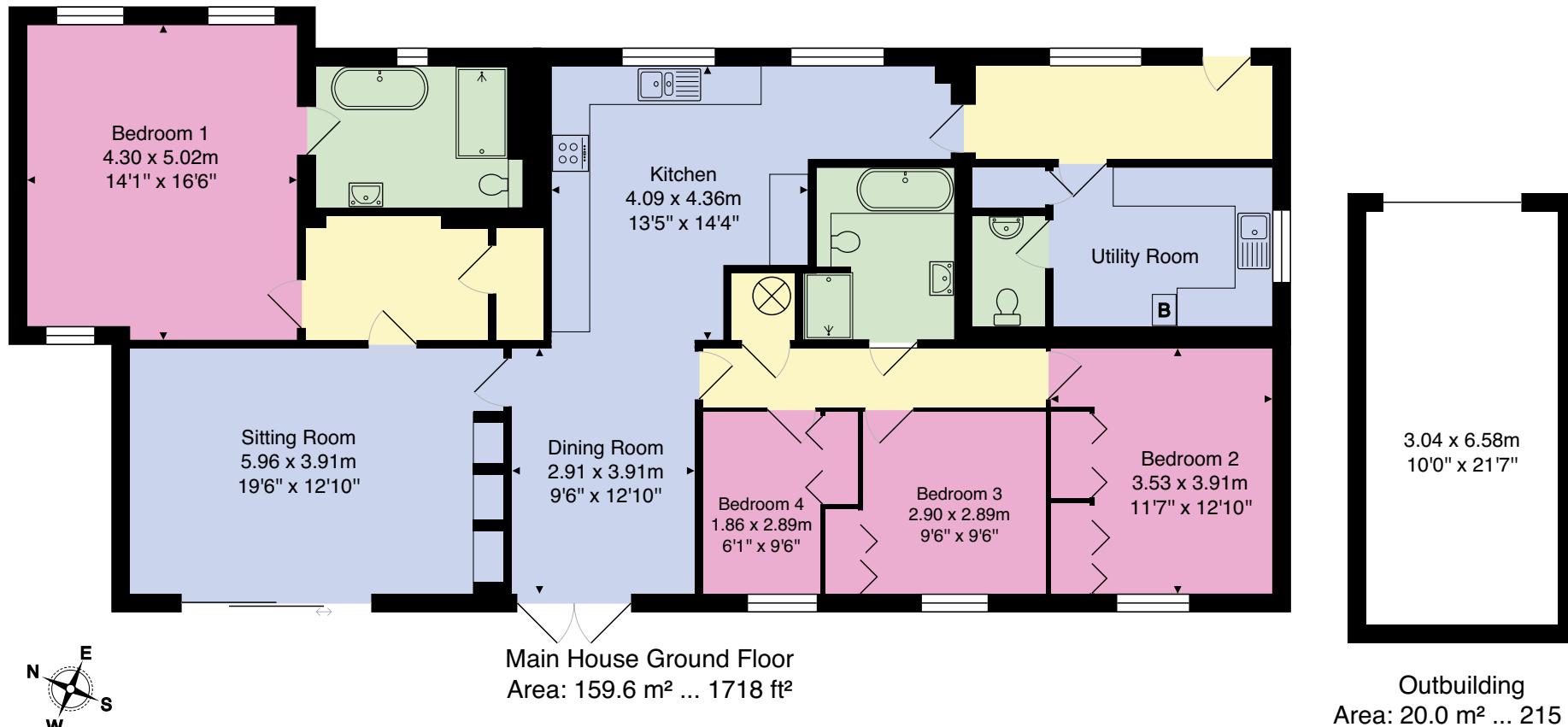
Rokeby, The Nookin, Husthwaite, YO61 4PY

Approximate Gross Internal Floor Area

1934 SQ FT / 179.6 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



City

Country

Coast

Rokeby is an attractive detached, single-storey village house that has been comprehensively renovated in recent years to create a beautifully modernised and energy-efficient residence in the heart of Husthwaite. Enjoying a desirable south-westerly aspect, the house looks out over established, landscaped gardens set within a generous plot of approximately quarter of an acre. Husthwaite is a quintessential Yorkshire village, set amidst attractive countryside between the Vale of York and the Howardian Hills, with excellent access to Easingwold, Thirsk and York.

- Detached single storey village home
- Nearly 2000 sq ft of flexible, lateral living accommodation
- Stunning south-west facing landscaped gardens
- Ample storage options inside and out
- Fully modernised to a high specification throughout and turn-key
- Strolling distance to village pub and primary school
- Convenient for Easingwold, Thirsk railway station, A19 and A1(M)
- Available for sale with no onward chain



Tenure: Freehold

EPC Rating: B

Council Tax Band: E

Services & Systems: Mains electricity, water and drainage. Oil central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation area

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



Originally constructed in the 1970s using reclaimed stone from former West Yorkshire mill buildings, Rokeby has undergone an extensive programme of renovation overseen by Osguthorpe Builders. Works include a new roof with solar panels, replacement windows and doors, full rewiring and replumbing, a new oil tank and boiler, and the installation of recessed spot lighting throughout, along with new kitchen and bathroom suites.

The accommodation is arranged on an east–west axis and offers excellent versatility, currently comprising two reception rooms and four bedrooms. The stylish Wren kitchen/dining room spans the full width of the house and is flooded with natural light from large front-facing windows and French doors to the rear.

The kitchen is fitted with integrated Neff appliances and is complemented by a spacious utility/laundry room with sink and a south-facing window. The sitting room is a generous living space, featuring floor-to-ceiling glazed sliding doors opening directly onto the garden terrace, together with a media wall incorporating a cast iron electric stove.

The principal bedroom suite occupies a private corner of the house and includes a dressing area, walk-in wardrobe and a luxurious en suite bathroom with contemporary fittings, including both bath and separate shower. The bedroom is dual-aspect, enjoys large front-facing windows and benefits from a built-in air-conditioning unit. There are three further well-proportioned bedrooms, all with built-in storage, served by a family bathroom with bath and vanity unit incorporating a large basin.



There is potential to extend into the roof space, subject to the necessary consents, should additional accommodation be required.

Outside

Rokeby is set back from the village road behind a neatly clipped hedge. A horseshoe-shaped gravel driveway, enhanced by raised beds with structural planting, provides ample parking to the front of the property. An EV charging point is installed, and a secure garden gate provides access to the rear garden.

The rear garden is a superb outdoor space, offering a variety of areas for relaxation and entertaining amid colourful, mature planting. Immediately adjoining the house is a generous paved terrace, partially sheltered by a handsome metal pergola. Pathways lead to the long shed, formerly a garage, the greenhouse and garden shed. The garden is fully enclosed by high hedging and fencing, making it secure for dogs, and enjoys open field views to the rear.



Environs

Husthwaite is a thriving and well-regarded village on the edge of the Howardian Hills, offering a primary school, regular bus service, a highly regarded pub - The Plum and Partridge - a village green, twelfth-century church and an active village hall.

The Georgian market town of Easingwold is approximately ten minutes away by car, while the City of York lies to the south and the A1(M) to the west. Rail services on the East Coast Main Line are available at Thirsk and York, and two international airports are within comfortable reach.

There is a strong selection of both state and private schools nearby, including Outwood Academy Easingwold (rated Outstanding), Cundall Manor, Queen Ethelburga's College and Ampleforth. The area is also renowned for its dining, with a number of excellent pubs and restaurants close by, including the Michelin-starred Black Swan at Oldstead, just four miles away.



Directions

Head into the village from Oulston and Rokeby sits on the left as you approach the village green and Norman church.

What3words: ///drums.frightens.audible

Viewing

Strictly by appointment.



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