





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		
England & Wales		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



The Old School, The Old School, Howsham, North Yorkshire, YO60 7PH Offers in excess of £850,000

The Old School, Howsham is a former school that was rebuilt in 1852 and sits within a quiet rural hamlet outside York offering contemporary living whilst marrying the old with new. This cleverly conceived modern renovation seamlessly stitches together the original school house to present an extensive and incredibly well-executed family home and a detached home office with bi-folding doors, kitchen and shower room. With an exquisite, private rear garden overlooking rural countryside with an area for al fresco entertaining and an outside kitchen.

This award winning home has been carefully renovated and remodelled in 2018 by renowned Architects ArkleBoyce. The Old School won 2 RIBA awards in 2021, it was subsequently shortlisted nationally for House of the Year and featured on Grand Designs House of the Year. Alongside this the house has featured in magazines including, Grand Designs, Enki, House Building and Renovation, Build It Magazine, Listed Heritage Magazine and the Riba Journal as well as listed in the book "House Goals."

With a no expense spared approach to the build high end fixtures and fittings have been used throughout, including German Schuller kitchen, Fineline aluminium glazing, bronze ironmongery, speakers/sound system to kitchen diner and master bedroom and green sedum roof.

The ground floor space has been designed with practical living and entertaining in mind and comprises of; entrance hall, guest cloakroom, sitting room with dual aspect windows and log burning stove, a further reception room and impressive open minimalist kitchen/dining/living space that connects to the outside plus a useful utility room.

The first floor is accessed via an elegant spiral staircase leading to three double bedrooms, stylish en-suite to master and a contemporary family bathroom.



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LOCATION

Howsham is set in rolling countryside on the edge of the Howardian Hills Area of Outstanding Natural Beauty. It lies 14 miles from York, with its mainline railway station with regular services to London, the fastest taking as little as 1 hour, 45 minutes. The A64 just to the north of Howsham offers access to York, and the motorway network of the M1 and M62, 12 miles from Vangarde Shopping Centre.

ENTRANCE HALL

8'2" x 20'3" (2.50 x 6.18)
Exposed stone and brick, ceiling window, ceramic tile flooring, cast iron radiator, large shoe storage cupboard, power points, glazed double doors into sitting room, bespoke built in storage.

GUEST CLOAKROOM

Exposed brick and exposed stone, window to side aspect, low flush WC, wash hand basin.

SITTING ROOM

12'11" x 27'10" (3.95 x 8.50)
Originally the Old School, exposed stone, windows to front and side aspects, wood burning stove with oak mantle, power points, radiators, cast iron spiral staircase leading to the first floor.

KITCHEN/DINING/LIVING

33'9" x 13'6" (10.29 x 4.13)
Large format ceramic floor tiles, Designer German Schuller kitchen with Neff appliances including two single Neff pyrolytic ovens, dishwasher, induction hob, downdraft extractor, tall fridge and tall freezer, Quooker tap, Corian worktops, speaker system,

INNER HALL

Bespoke built in storage.

UTILITY ROOM

5'10" x 6'8" (1.79 x 2.05)
Space for washing machine, space for tumble dryer, power points.

LIVING ROOM/SNUG ROOM

12'11" x 16'0" (3.94 x 4.90)
Windows to side & rear aspects, power points, TV point, radiator

FIRST FLOOR GALLARIED LANDING

Glass balustrade, storage cupboards, power points, additional natural light has been introduced through skylights.

MASTER BEDROOM

12'9" x 8'0" (3.89 x 2.44)
Window to rear aspect and hatch window, power points, radiator, fitted bespoke wardrobes.

EN-SUITE

Roof lantern, part tiled, enclosed shower, low flush WC, wall hung wash hand basin, extractor fan, heated towel rail.

BEDROOM TWO

12'11" x 9'10" (3.94 x 3.00)
Window to rear aspect, radiator, fitted wardrobes with further eaves storage, power points, radiator, cupboard housing hot water tank

BEDROOM THREE

12'11" x 9'5" (3.95 x 2.89)
Window to front and side aspect, fitted wardrobes, power points, radiator

HOUSE BATHROOM

Window to side aspect, wash hand basin with vanity, low flush, enclosed bath with shower over and mixer taps, part tiled, mirror with storage, heated towel rail, loft access.

GARDEN HOME OFFICE/ANNEXE

14'0" x 20'0" (4.29 x 6.12)
Timber cladded, bi-folding glass doors, power points, radiators, fully tiled shower/wet room with WC and wash hand basin, kitchen area with wall and base units, integrated fridge, sink and drainer unit.

BIOMAS BOILER ROOM

GARDEN

The rear garden has been fully landscaped overlooking rural countryside with an area for al fresco entertaining and an outside kitchen, abundantly planted shrub borders; all is fully fenced with mature trees.

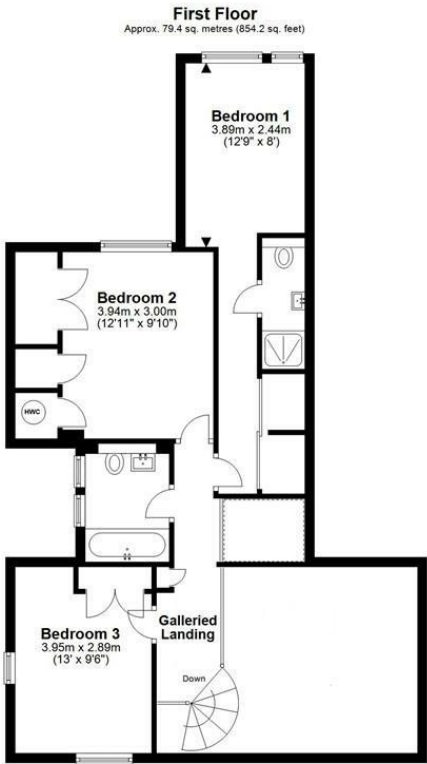
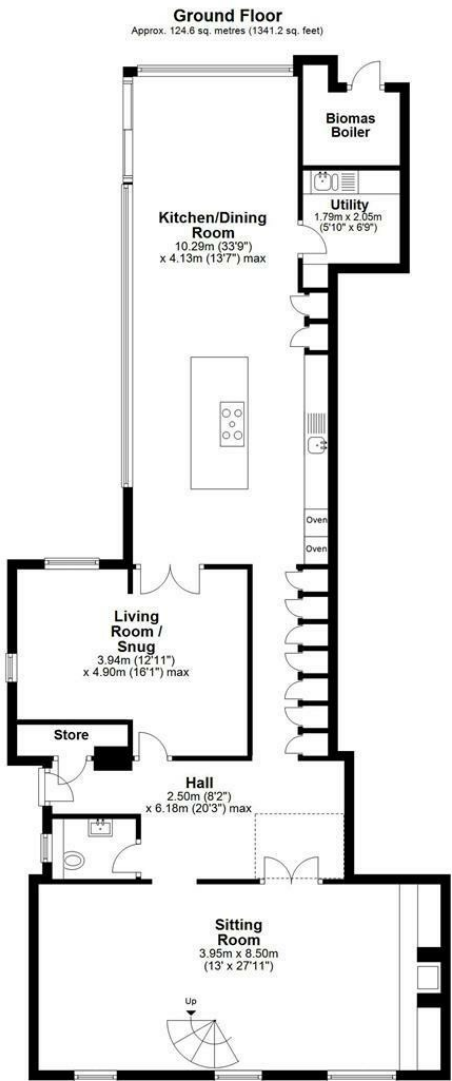
COUNCIL TAX BAND E

Approx £261 per month (North Yorkshire Council).

SERVICES

Biomass Heating, septic tank, mains electric.

ADDITIONAL INFORMATION



Total area: approx. 204.0 sq. metres (2195.4 sq. feet)
The Old School, Howsham