



New Forge Court, Haxby, York

£600,000

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## New Forge Court, York YO32 3YA

Est. 1871

£600,000

A substantial detached family home occupying an enviable position within a highly sought after cul-de-sac in the heart of Haxby. Constructed by the highly regarded local developer Hogg the Builder, whose homes are renowned for their character, generous proportions and distinctive architectural features, this impressive property offers spacious accommodation, a double garage and attractive open views across fields to the rear.

Extending to almost 1,400 sq ft, the property is entered through a welcoming hallway with a convenient ground floor WC. The principal reception room is a superb living space measuring almost 20ft in length, centred around an impressive brick-built fireplace and complemented by the exposed beams that are a signature feature of Hogg homes. Large windows and French doors allow natural light to flood the room while providing direct access onto the rear patio and garden beyond.

A separate dining room offers further flexibility for family living and entertaining, while the kitchen has been tastefully modernised with a stylish range of contemporary navy units, contrasting worktops and integrated appliances. Positioned to the rear, the kitchen enjoys pleasant views over the garden and surrounding greenery.

To the first floor are four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom. While parts of the property would now benefit from some cosmetic updating, it has clearly been



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: Up to 1000 Mbps\*

EPC Rating: TBC

Council Tax: F

Current Planning Permission: No current valid planning permission.

\*Download speeds vary by broadband providers so please check with them before purchasing.



exceptionally well cared for and presents an excellent opportunity for a purchaser to personalise and enhance a home of genuine quality and character.

Externally, the property occupies a generous plot with driveway parking leading to a substantial double garage, providing excellent storage and workshop potential. The rear garden is a particular highlight, offering a mature and private setting with well maintained lawns, established planting and a paved seating area accessed directly from the living room. Beyond the garden, open field views create a wonderful sense of space and a semi-rural feel rarely found within such a convenient village location.

New Forge Court is one of Haxby's most desirable residential addresses, tucked away within a quiet cul-de-sac yet just a short distance from the village centre. Haxby remains one of York's most sought after locations, offering an excellent range of independent shops, supermarkets, cafés, restaurants, pubs, healthcare facilities and highly regarded schools. Regular bus services provide easy access to York city centre, while the outer ring road is within easy reach for commuters travelling further afield.

Combining the enduring appeal of a Hogg-built home with generous accommodation, a double garage, field views and outstanding potential, this is a rare opportunity to acquire a distinguished family home in one of York's premier village locations.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Partners:

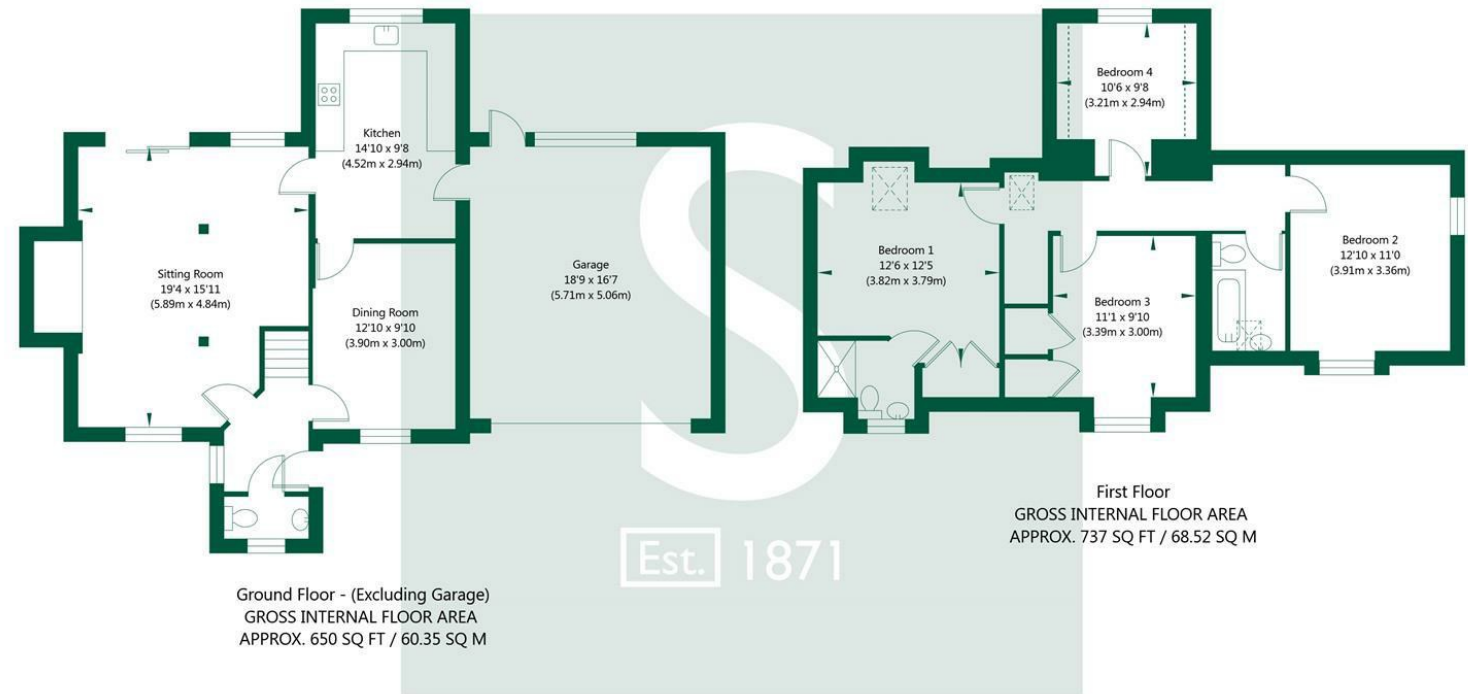
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## Associate Partners:

N Lawrence  
I Jarvis MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1387 SQ FT / 128.87 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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