

Uppleby, York YO61 3BQ

£650,000

Stephensons
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Steeped in history and rich in character, this charming Grade II listed home dates back to the late 1700's and occupies an enviable elevated position situated on a picturesque tree lined avenue only a short walk from Easingwold's bustling Market Place. This is a remarkable townhouse boasting over 2,380 sq ft of flexible accommodation arranged across 3 floors, where original features and period detailing blend seamlessly with light-filled living spaces, this is a home that tells a story at every turn.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 1600 Mbps* download speed
 EPC Rating: As a Grade II listed property it is exempt.
 Council Tax: F - North Yorkshire Council
 Current Planning Permission: Listed building consent for internal alterations - See Planning Overview

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



A wonderful 30'6" (9.30m) long reception hall immediately sets the tone, with its original tiled floor, elegant staircase rising to the upper floors and a generous walk-in cloak cupboard. From here, the home unfolds beautifully with a charming snug offering a cosy retreat, complete with a period fireplace and shelved recess, while the formal dining room features another striking period fireplace and polished wood flooring. The impressive 18'0" (5.49m) long sitting room is both welcoming and refined with wall light points, built-in storage and a working open fire with an ornate cast iron grate forming a natural focal point.

At the heart of the home lies a truly fabulous dining kitchen, handcrafted in hardwood by renowned local makers Treske of Thirsk to provide granite worktops with an inset period style sink unit, a generous range of storage cupboards, space for a range cooker and an integrated fridge. A particularly delightful historic feature remains in the form of an original wall cupboard with its slate base — once used in Georgian times to keep food naturally chilled. Beyond the kitchen is a practical cloakroom/WC and a well-appointed utility room, again fitted with granite worktops, period style sink, space for freestanding appliances and further bespoke Treske cabinetry, including floor-to-ceiling larder shelving.

The first floor landing includes a linen cupboard and doors leading off into a beautifully proportioned principal bedroom with built-in wardrobes and a working open fire with ornate cast iron grate and 3 further bedrooms, 1 with a period fireplace and 2 with built-in storage and elevated rooftop views. The stylish house bathroom features a larger than average bath, heated towel rail, airing cupboard, complemented by a separate walk-in shower accessed from the landing.

A 2nd staircase rises from the first floor (with restricted headroom in places) to an impressive 22' (6.71m) long attic room with an en-suite shower room, a wonderfully adaptable space previously used as an occasional 5th bedroom, home office and playroom. Rich in character, with exposed beams and an original Georgian window feature in the en-suite, the attic room also enjoys two double glazed Velux windows affording glorious far reaching views across the cricket ground and the Vale of York beyond.

Further notable features include gas fired central heating and traditional sash single glazing, enhancing the home's authentic period charm.

The delightful south facing rear garden is both private and beautifully arranged, beginning with a charming stone flagged courtyard where you'll find a traditional coal shed and a useful garden store, complete with an original stone sink, fireplace and rustic red brick base for a traditional laundry copper, all gently echoing the home's rich heritage.

Steep stone steps off the patio descend down to approximately 200 sq ft of cellar space with a maximum head height of 6'3" (1.91m) and featuring a stone flagged floor and the original stone staircase rising to the walk-in cloakroom off the reception hall (currently blocked off). We are also advised that a covered original natural spring fed well remains within the rear garden, a fascinating reminder of the property's late 18th century origins.

Beyond the paved seating area, the garden opens out to a lawn bordered by a raised herbaceous bed and gated access to a 22 yard (20m) long pathway with productive vegetable and soft fruit beds running alongside. At the far end, steps lead down to a brick built single garage, a designated wheelie bin area and a double width drive conveniently accessed via Back Lane.

PLANNING OVERVIEW

Listed building consent for internal alterations was approved by North Yorkshire Council on 3rd October 2020 to remove the internal wall between the downstairs toilet and coal shed to form a shower room. Further details and the Decision Notice can be viewed online through North Yorkshire Council's open access planning portal at www.northyorks.gov.uk

AGENTS NOTE

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