

THE OLD VICARAGE



MARKET PLACE | EASINGWOLD | YORK | NORTH YORKSHIRE | YO61 3AL



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York 9 miles, Thirsk 11 miles

*A gorgeous georgian six bedroom family home located in the heart of easingwold
and with the additional benefit of consent to extend and upgrade.*

CROFT

RESIDENTIAL

TOBY@CROFTRESIDENTIAL.CO.UK

01904 238222





ACCOMMODATION AND AMENITIES

Ground Floor

Entrance hall, drawing room, dining room, family room, sunroom, playroom, kitchen, utility/study, pantry and cloakroom/w.c.

First Floor

Master bedroom with ensuite, one guest bedroom with ensuite shower room, three further bedrooms, one with ensuite and one with wash basin and w.c. and a house bathroom. Study and a walk-in linen cupboard.

Second Floor

Double bedroom, bathroom and large storage room in the eaves.

Outside

Lawned gardens to front and rear, courtyard seating area, hard wood electric gates lead onto a large sweeping driveway with ample parking for numerous vehicles, garage, storage shed and two out houses.







INTRODUCTION

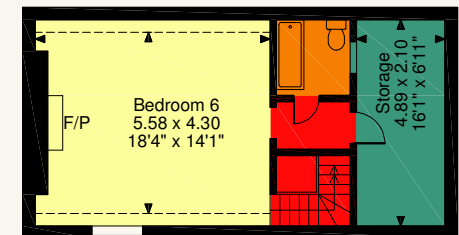
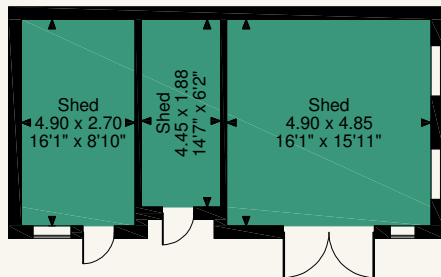
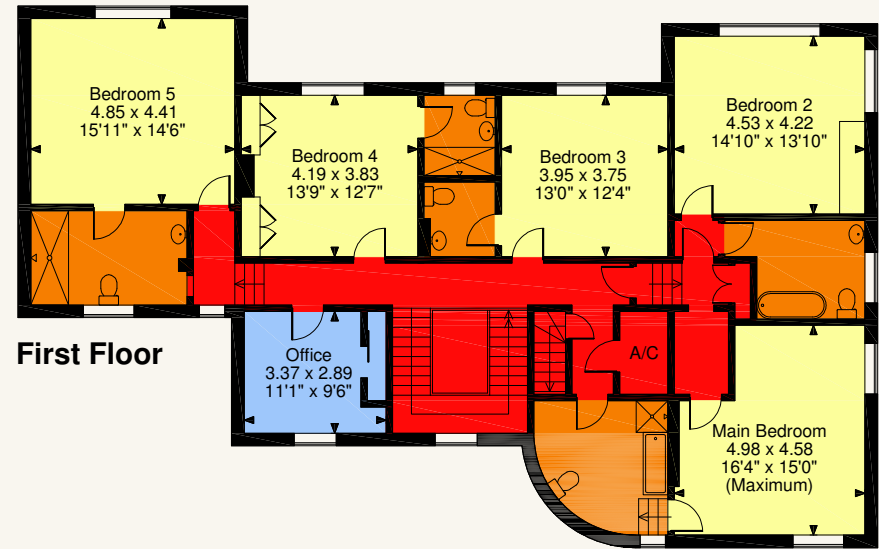
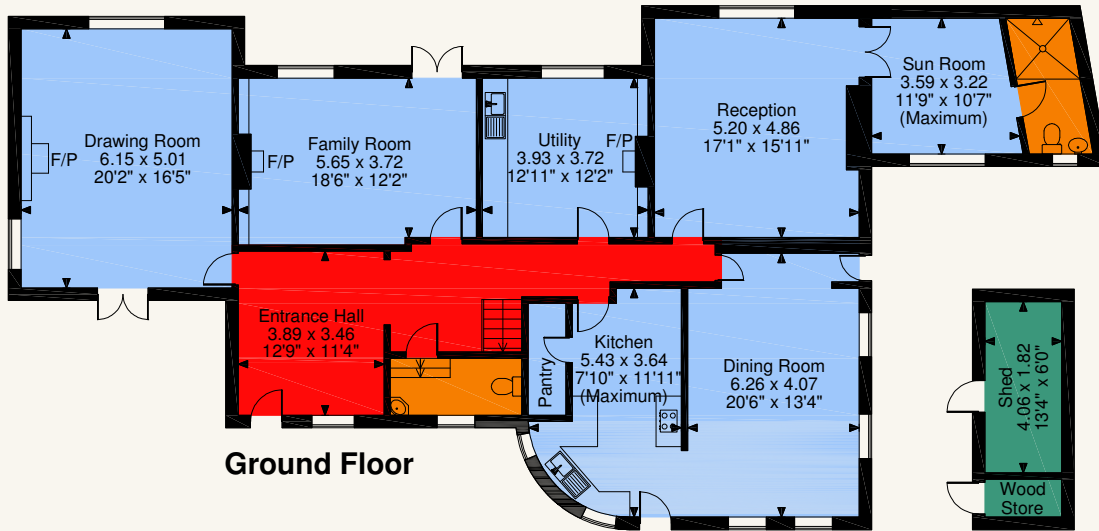
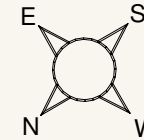
The Old Vicarage is one of the finest houses in Easingwold and sits proudly overlooking the square. Grade II listed, the property is beautiful to look at with its Georgian characteristics and sits in a generous plot of approximately half an acre which is large for a property in this location.

The accommodation has a gross internal of approximately 4500SqFt and offers all the rooms and space a modern-day family should require. There is the potential to refurb and upgrade as well as make changes that will create an excellent open plan living kitchen family space with planning consent already granted. Throughout the house there is an abundance of character as well as fantastic ceiling heights and well-proportioned rooms. The ground floor has superb reception rooms looking out on to the garden and all of the bedrooms are a good size.

Outside there is an enclosed south facing garden at the rear and a charming lawned garden at the front. There are a range of outbuildings and garaging. The overall plot size is just over half an acre and has great privacy, safety and security.

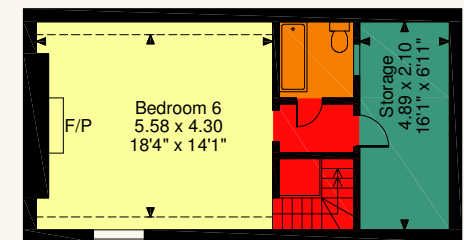
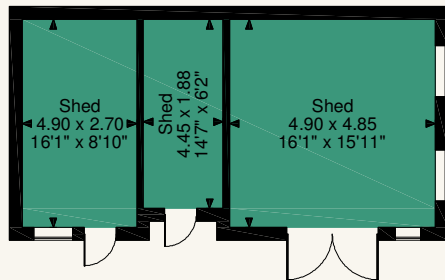
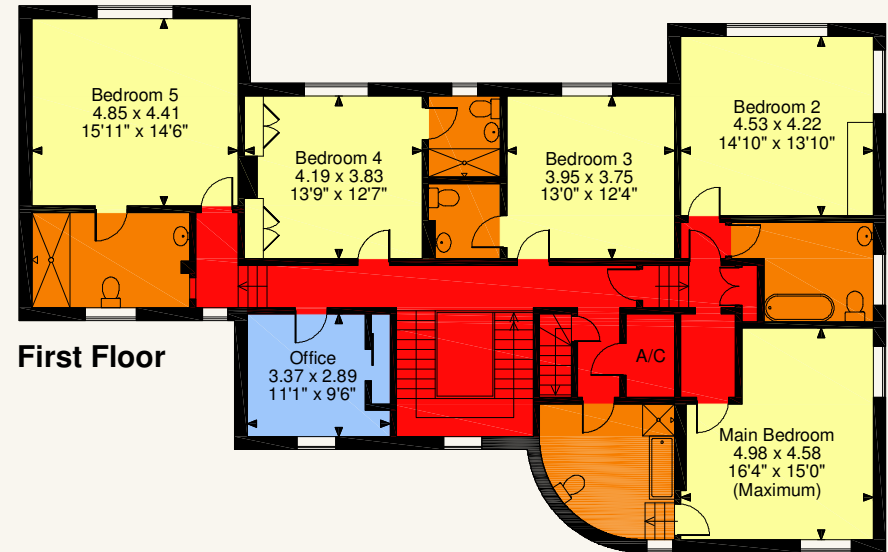
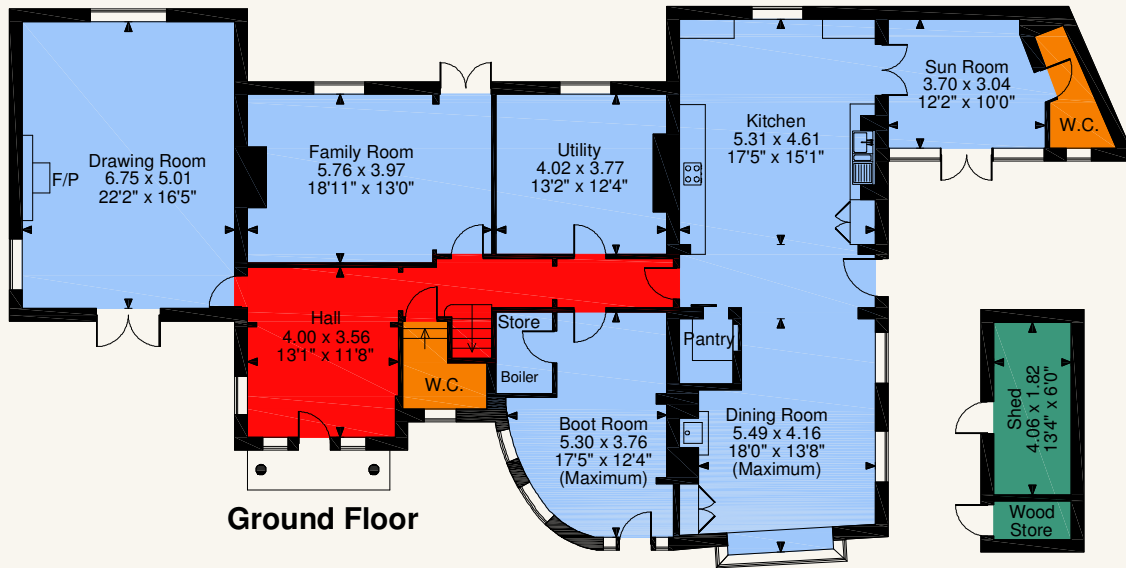
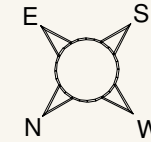


Old Vicarage, Market Place, Easingwold
Approximate Gross Internal Area
Main House = 4374 Sq Ft/406 Sq M
Shed & Wood Store = 603 Sq Ft/56 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Proposed plan: The Old Vicarage, Easingwold
Approximate Gross Internal Area
Main House = 4405 Sq Ft/409 Sq M
Shed & Wood Store = 603 Sq Ft/56 Sq M



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□ □ □ □ Denotes restricted head height

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ENVIRONS

Easingwold is a very popular Georgian market town set on the edge of The Howardian Hills and equidistant between York and Thirsk. The town has an abundance of shops, facilities, cafes and pubs. There are primary schools and secondary schools within walking distance and many within easy driving distance such as Queen Margarets, The Mount, St Peters, Bootham, Queen Marys and Cundall to name but a few as well as a number of clubs, sports and recreational facilities.

The A19 provides easy access on the road North and South and with York being only 9 miles away connections across the country via rail are readily available.

ADDITIONAL INFORMATION

Planning Ref: 20/00731/FUL

<https://www.hambleton.gov.uk/>

Hambleton District Council

Civic Centre, Stone Cross,
Northallerton, North Yorkshire,

DL6 2UU

01609 779977

Services

We are advised that the property has mains gas, electric, water and drainage. The central heating is powered by a gas boiler.

Local Authority

Hambleton District

Civic Centre, Northallerton

DL6 2UU

01609 776677

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.



