



## 3 Hall Garth, Osgodby

£595,000

- Exceptional Detached House
- Spacious Entrance Hall
- Superb Kitchen, Utility Room
- Almost 2300 sq ft of Accommodation
- Large Lounge
- 5 Bedrooms (En-Suite to Principal)
- Set in 0.20 Acre
- Study
- EER 70 (C)

An exceptional detached home, showcasing extensive accommodation, set within grounds of 0.20 acre.



Arrington House is a fine example of a detached family residence, enjoying almost 2,300 sq. ft. of internal accommodation set across two floors. Back in 1992, the present owners secured the land with planning permission for a detached dwelling and completed their self-build project in 1993. The land formed part of an historic orchard garden, originally owned by Osgodby Hall. Many original external features were retained by the owners, including the brick wall and cast iron fencing along the western boundary.

The property has been loved and cared for from the moment it was built and has provided an abundance of family memories. The property has been maintained to the highest standards, with fine attention to detail and with a heat recovery and ventilation system and built in vacuum, and welcomes you into a spacious entrance hallway providing access to the entire ground floor accommodation. To the front of the property, there is a large sitting room with an impressive brick-built inglenook fireplace and characterful timber beams. There are double glazed windows to two sides, providing superb natural lighting and the room provides ample space for appropriate lounge furniture. The room wraps around to the left and flows into a dining area.

In front of the dining area is a study with French doors leading out into the garden providing pleasant views across the open countryside. The kitchen is located to the rear of the property and comprises a number of wall and base units to three sides and incorporates a number of integral appliances such as ceramic induction hob with extractor hood over, double oven and grill, combination grill and single oven with microwave, and a dishwasher. A shaker style kitchen design with black quartz work surfaces blends perfectly together with a lovely balance of light blue décor and grey tiling. There are three windows in total all to the rear elevation, providing the same pleasant views as the study.

Located adjacent to the kitchen is an important utility room with ceiling height cupboards providing substantial storage and housing a built in upright freezer. There are provisions in place for laundry facilities, a sink unit, and rear door access into the garden. Furthermore, there is an integral door leading into the double garage.

The ground floor is completed by a cloakroom wc and understairs cupboard housing the Hive controls for the central heating.

A turned staircase leads to the first floor landing, where the property is further enhanced by five bedrooms and house bathroom. There are four well proportioned double bedrooms, plus a single (or study), all benefitting from a double glazed window. Partially boarded and well lit loft space.

The principal bedroom is located to the front of the property and is complemented by a walk in wardrobe and an upgraded contemporary en suite shower. The three bedrooms adjoining the rear have the elevated views over the fields, and bedrooms two, three and five have a walk in wardrobe, with a hanging rail in bedrooms two and three, perfect for additional storage.

The property is accessed from South Duffield Road and in turn leads into a private cul-de-sac development where the property will be found on the left hand side. A private drive leads onto a substantial block paved drive, providing off street parking for several motor vehicles. Towards the end of the drive is a double attached garage entered via an electric door, with power and lighting inside and excellent storage space.

There is no doubt the extensive outdoor space is a main selling feature, having been designed and meticulously maintained by the current owners. The property adjoins a number of individual houses positioned on the fringes of the village, yet enjoys incredibly private and enclosed front and rear gardens. The entirety of the plot measures 0.20 acre, being predominantly laid to lawn with an extensive range of shrubs, trees and flowers with enclosed boundaries to all three sides. The rear garden has been beautifully designed, with a raised lawned area. The garden faces directly south and enjoys the sun all day with a low level fence along the south boundary to enjoy the field views beyond. The property benefits from underfloor heating throughout.

Arrington House is the perfect example of a beautiful detached family home with private outdoor space positioned on the fringes of the village of Osgodby, which many consider to be a very popular village location. It is therefore, as the acting agents we strongly recommend an early inspection. All viewings are strictly by appointment only.

EER- 70 (C)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band F

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





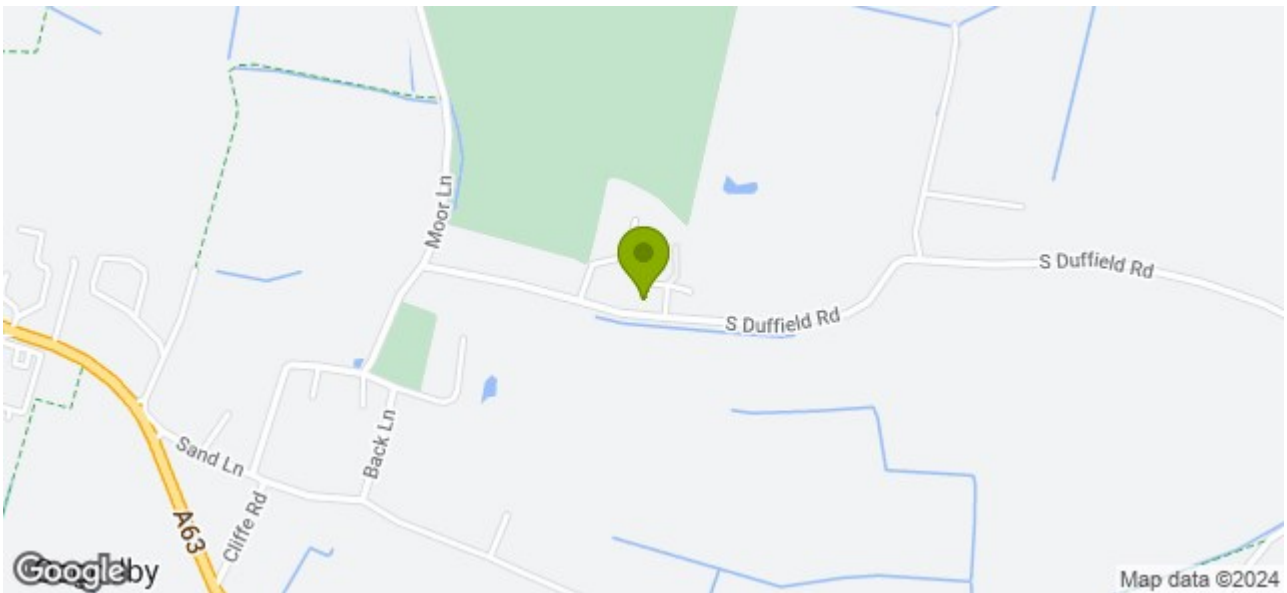




# Hall Garth, Osgodby, YO8 5SR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2285 SQ FT / 212.28 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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