



Sunnyholme
Crankley Lane, Easingwold

SUNNYHOLME



A stunning four-bedroom property with stabling, barn and land, located in the attractive market town of Easingwold

A double-fronted family home offering generously-proportioned accommodation arranged over two floors and featuring a wealth of quality fixtures and fittings. Located on the fringes of a popular historic market town, near to local amenities and within easy reach of the A19 and road network.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



SET IN 8.32 ACRES



FREEHOLD



SEMI-RURAL



MAIN HOUSE 3,374 SQ FT



GUIDE PRICE £1,795,000

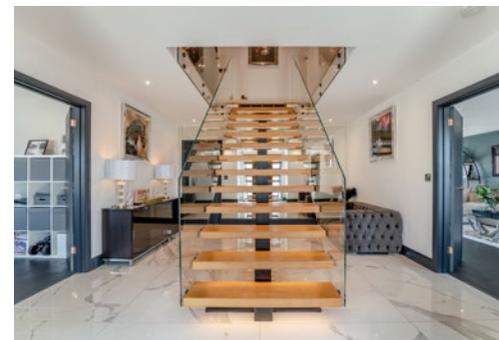


The property

Sunnyholme is a double-fronted family home individually designed by the current owners and offering almost 3,400 sq ft of light-filled, flexible accommodation arranged over two floors. Built in 2019 to a high specification, the property has been configured to provide a cohesive and practical living and entertaining environment maximising the stunning views, it features generously-proportioned rooms, gloss-tiled and wooden flooring across the ground floor, elegant décor and quality fixtures and fittings throughout, including Villeroy and Boch contemporary sanitary ware. The accommodation downstairs enjoys underfloor heating and flows from a welcoming reception hall with a feature central floating oak staircase with glass balustrade. It briefly comprises a front aspect study and an extensive U-shaped open plan kitchen/breakfast/sitting/dining room, which is the heart of the home. The fabulous dual aspect kitchen/breakfast room has a range of bespoke Dales of Thirsk wall and base units, a large L-shaped central island with breakfast bar, complementary granite worktops and splashbacks, modern integrated

appliances including a Neff induction hob, a coffee maker, wine fridge and Quooker tap providing boiling filtered and sparkling water. Leading to a door to a neighbouring fitted utility room with a cloaks cupboard, cloakroom and access to the rear terrace. It opens into a rear aspect dining area and dual aspect sitting room, both configurable to the purchasers' own requirements. Both areas have bi-fold doors to the rear terrace, the sitting room also have a freestanding woodburning stove and double doors to a part-vaulted triple aspect family room, which benefits from bi-fold doors to the side terrace with long distant views over open south facing countryside.

On the first floor the property provides a principal bedroom with full-height rear aspect glazing, a fitted dressing room and en suite shower room with twin sinks and a double shower, three further double bedrooms, one with an en suite shower room, and a family bathroom with a fabulous bespoke, freestanding copper bath.



Outside

Set in approx. 8.32 acre plot and having plenty of kerb appeal, the property is approached through a 12-bar gate over a gravelled forecourt with turning circle, providing private parking for multiple vehicles.

The low-maintenance garden surrounding the property features gravelled and lawned areas and a generous paved wraparound terrace, accessible from the dining, sitting and family rooms and incorporating a hot tub area, a sunken outdoor kitchen and a dining area with built-in seating, all ideal for entertaining and al fresco dining. The rear garden opens to a gravelled equestrian yard, also accessible over a separate gated side driveway. It incorporates a 79ft open-sided barn and a stable block with four loose boxes, hot shower and a tack room, hardstanding and adjacent stock-fenced paddocks, the whole enjoying views over surrounding countryside.

Location

The attractive market town of Easingwold lies between York and Thirsk, surrounded by the picturesque countryside of North Yorkshire. The town offers a good range of everyday amenities, including independent shops, cafés, restaurants, supermarkets, a library, doctors' surgery, and both primary and secondary schooling. Further shopping, leisure, and cultural facilities are available in nearby York, 13 miles to the south. The surrounding area provides excellent opportunities for walking and cycling, with the Howardian Hills and North York Moors both within easy reach, while the coast lies just over 30 miles to the east. Transport connections are convenient, with the A19 giving direct access to York and Thirsk, and rail services from both York and Thirsk providing links to London and the wider rail network.



Distances

- Easingwold 1 mile
- Thirsk 11 miles
- York 13 miles

Nearby Stations

- Thirsk
- York

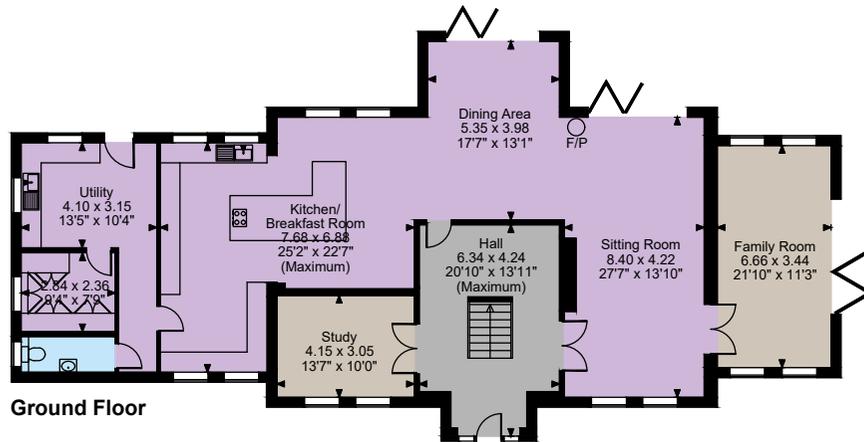
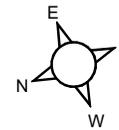
Key Locations

- Ripon (cathedral city)
- North York Moors
- Yorkshire Dales National Park
- Thirsk Racecourse
- Harrogate (historic spa town)
- York (historic city)

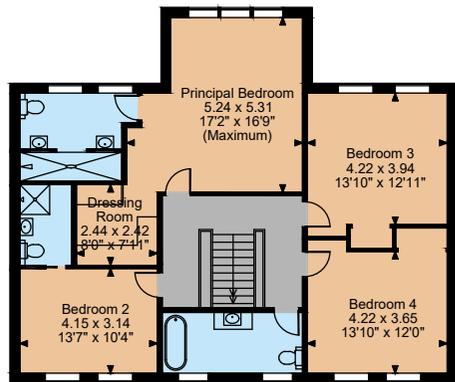
Nearby Schools

- Topcliffe C of E Academy
- Alanbrooke Academy
- Queen Ethelburga
- Cundall Manor School
- Carlton Miniott Primary Academy
- Thirsk School & Sixth Form College
- Easingwold Community Primary
- Crayke Cofe Primary School
- Easingwold Outwood Academy

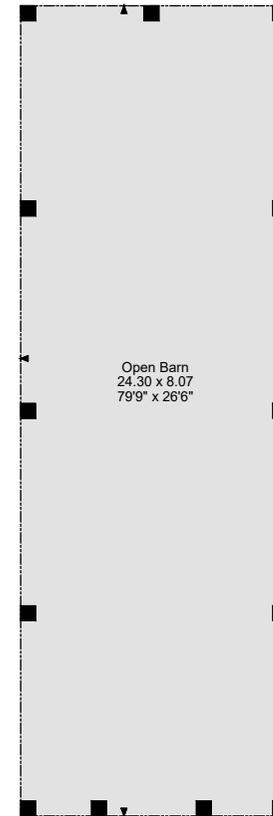
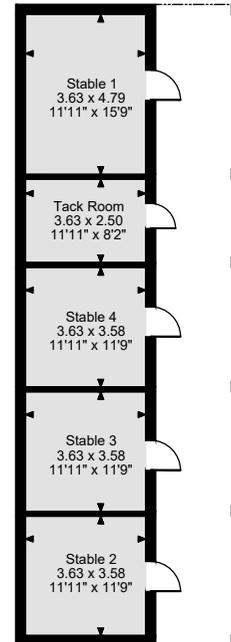




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663708/SMA

Floorplans

Main House internal area 3,374 sq ft (313 sq m)
Outbuilding internal area 728 sq ft (68 sq m)
Open Barn internal area 2,111 sq ft (196 sq m)
Total internal area 4,102 sq ft (381 sq m)
For identification purposes only.

Directions

Post Code: YO61 3NU

What3words: ///jeeps.collapsed.blues - brings you to the driveway

General

Local Authority: North Yorkshire Council

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Services: Mains electricity and water. LPG central heating. Treatment plant private drainage, which we believe to be compliant

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

struttandparker.com



@struttandparker

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