



NEVILLE HOUSE

Raskelf, York





NEVILLE HOUSE

RASKELF, YORK, YO61 3LG

Harrogate 23 miles, Ripon 15 miles, York 16 miles
(distances approximate)

A SUPERB, DETACHED VILLAGE PROPERTY IMMACULATEDLY PRESENTED AND EXTENDED WITH A RANGE OF OUTBUILDINGS, LARGE COMMERCIAL UNITS, IDYLIC GROUNDS WITH GARDENS, POND AND GRAZING PADDOCKS EXTENDING TO 3 ACRES.

Accommodation

Entrance Porch • Snug • Inner Hall • Delightful Sitting Room through to Sunroom
Modern Breakfast Kitchen • Rear Hall with Utility Area off and Cloakroom/WC

Principal Bedroom with En Suite Shower Room • Two Double Bedrooms with
Built in Storage • Modern Refitted Bathroom

Off-Street Parking • Double Garage

Two Storey Office Space with Kitchen Area and WC;
Perfect for Conversion to an Annexe.

Store and Gp Building Extending to 2,400sqft.

Externally

Gardens, Pond and Grazing Paddocks



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Situation and Amenities

Raskelf is a pretty village to the north of the market town of Easingwold. There is a range of amenities in the village which include a public house, restaurant, and a village hall with sporting facilities including active tennis and cricket clubs. There is a real community feel in the village and numerous activities take place throughout the year for all ages.

The village is extremely accessible and is a short drive to both Easingwold and Boroughbridge. Primary and secondary schooling is available in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are available in Easingwold and it has recently been announced that a large supermarket will soon be constructed. It is also within a short distance of the motorway networks making it perfect for distribution if the owners choose to operate a business from Neville House.

Description

Neville House presents a rare opportunity for a variety of prospective purchasers due to the flexibility of the accommodation it has to offer.

The family home is presented to an extremely high standard and has been cleverly extended and enhanced during the vendors' tenure.





The outbuildings, originally built as office space, could easily be converted to additional accommodation such as an annexe making it perfect for multi-generational buyers. The commercial units offer the opportunity for those wishing to operate a business from home. Currently offering B8 commercial usage, the large sheds could also be converted subject to planning.

The gardens are a delight and there is a meandering track around a natural pond and summer house. This mature area is a haven for wildlife and the veranda of the summer house is an ideal spot to sit and relax overlooking the water.

For the equestrian or animal lover, there are several grazing paddocks and a field shelter/stable. The land is currently used by the owner for personal use but could equally be let on a grazing licence to local farmers.

The accommodation, which is positioned over 2 floors and has been tastefully modernised throughout, includes the following:

Ground Floor – Entrance porch, inner hall, snug with feature fireplace, large sitting room opening to the delightful sunroom extension to the rear, rear hall leading to utility room and cloakroom/w.c. Modern breakfast kitchen with extensive range of wall and floor mounted units and integrated appliances.



First Floor – Principal bedroom suite with ensuite shower room and built in wardrobes, two further double bedrooms with built in wardrobes and delightful house bathroom.

Externally

Accessed through timber gates is a private driveway which leads down the side of the house to the hard standing/parking and to the double garage beyond. Terraced and to the side of the house is an enclosed courtyard which leads to a further gravelled area at the side. To the front of this is a pedestrian access gate leading to the pretty walled front garden.

Adjacent to the hardstanding area is a two-storey suite of offices. These have the benefit of their own private access and have w.c. and kitchen facilities, thus making it ideal for conversion to an annexe or income creating accommodation (subject to the necessary planning requirements).

There is a range of stores and outbuildings. The large GP building extends to around 2,400sqft and is suitable for a variety of uses. There is also an adjoining store.





Land and Gardens

Beyond the hardstanding to the rear of the commercial buildings is a large lawned garden area. This leads to the area where the large, spring-fed pond is located. This area is a haven for wildlife that can be enjoyed from the veranda of the summer house. A further grazing field can be found to the far end of the plot. This is currently divided into smaller paddocks.

Services

Mains water and electricity and drainage are connected to the property. The property has oil fired central heating.

Rights of way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

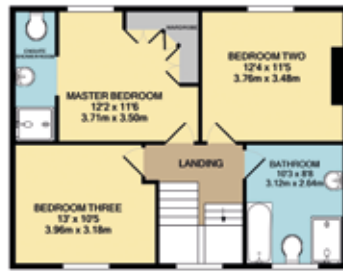
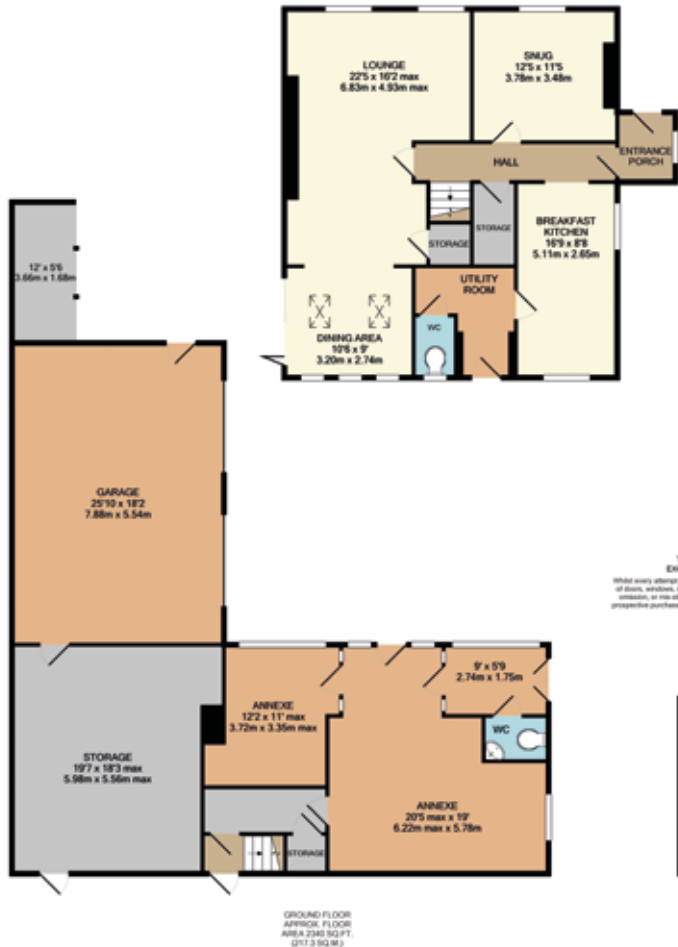
Local Authority

North Yorkshire Council Band G

Viewing

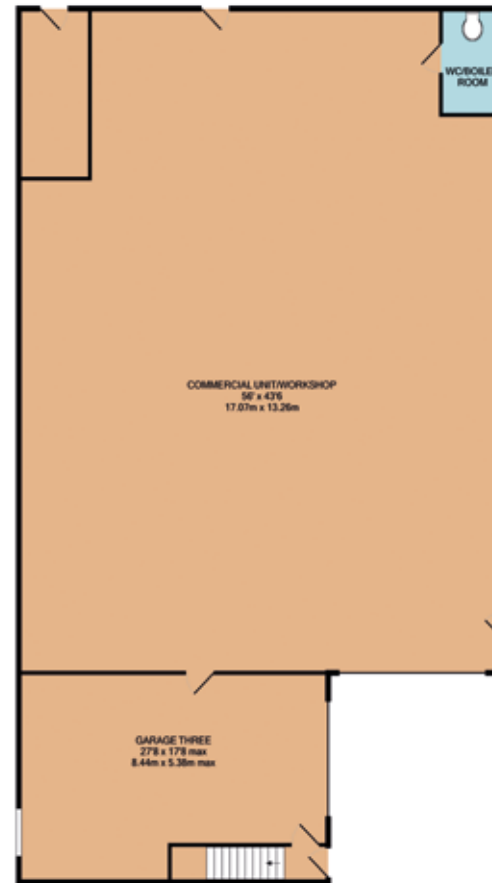
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TOTAL APPROX FLOOR AREA 3421 SQ.FT. (317.0 SQ.M.)
EXCLUDING GARAGE & STORAGE 2118.3 SQ.FT. (196.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

Current	Potential
	80
50	

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs



TOTAL APPROX FLOOR AREA 3414 SQ.FT. (312.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2023

Photographs taken: August 2023

