



NEW LANE, HUNTINGTON
GUIDE PRICE £850,000

Carter Jonas

NEW LANE, HUNTINGTON

SUBSTANTIAL GRADE II LISTED FAMILY RESIDENCE SET WITHIN GENEROUS GROUNDS IN THE HEART OF HUNTINGTON.

Substantial Grade II Listed Family Residence Set Within Generous Grounds in the Heart of Huntington.

A distinguished Grade II listed residence of considerable character and scale, occupying a substantial plot within the highly sought-after village of Huntington. Offering over three floors of beautifully proportioned accommodation, together with a detached double garage, useful outbuildings and mature wraparound gardens, this exceptional property presents a rare opportunity to acquire a landmark family home on the edge of York.

An elegant arched glazed entrance opens into a welcoming central reception hall, setting the tone for the wealth of period charm found throughout the home. Decorative arched detailing, reflected in many of the property's windows, enhances the architectural appeal and creates a wonderful sense of character.

To the west elevation, both the family room and principal sitting room enjoy delightful views across the gardens through an abundance of natural light-filled windows. Each room is centred around an attractive feature fireplace and complemented by bespoke fitted cabinetry, creating warm and inviting spaces for everyday living and entertaining alike.

The formal dining room provides a sophisticated setting for hosting family gatherings and dinner parties, featuring elegant sash windows and traditional dado rail detailing.

The spacious kitchen is well-appointed with an extensive range of fitted cabinetry and a practical peninsula island, offering excellent preparation and storage space. Adjacent is a useful utility room with a walk-in pantry, ensuring practicality for modern family living. A dedicated study provides an ideal home-working environment, while a guest cloakroom completes the ground floor accommodation.

The first-floor hosts five generously proportioned bedrooms. The principal bedroom and second bedroom are particularly impressive, both benefitting from attractive walk-in bay windows and built-in storage. These rooms are served by a family bathroom and a separate shower room.

A secondary staircase leads to the second floor, where three additional bedrooms offer highly flexible accommodation, perfectly suited for larger families, guest suites, hobbies or further home office space.

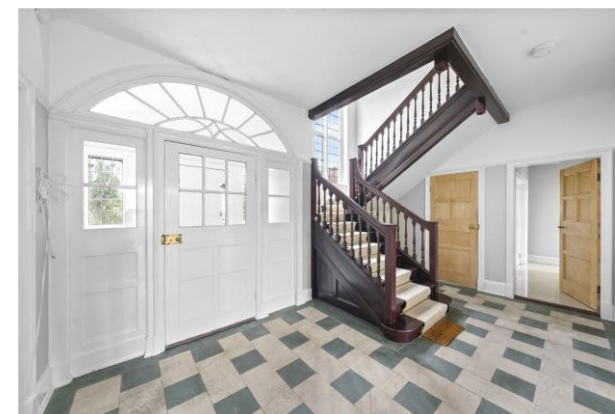
Outside

The property sits within mature gardens that wrap around the house, predominantly laid to lawn and bordered by established trees and fencing, creating a private and peaceful setting. An attached outbuilding provides valuable storage, while the detached double garage and extensive driveway offer ample parking for multiple vehicles.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND D







New Lane, Huntington, YO32

Main House = 376.3 sq m / 4050 sq ft

Garage = 28.3 sq m / 305 sq ft

Outbuildings = 9.1 sq m / 98 sq ft

Approximate Gross Internal Area = 413.7 sq m / 4453 sq ft

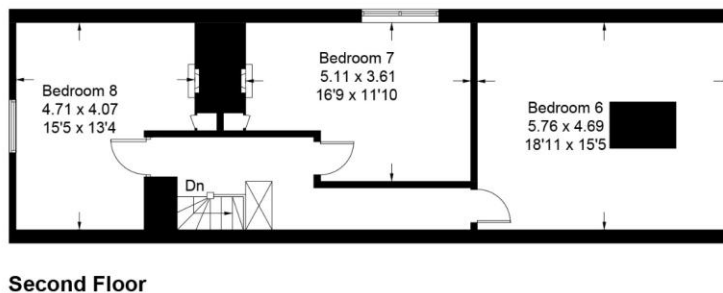
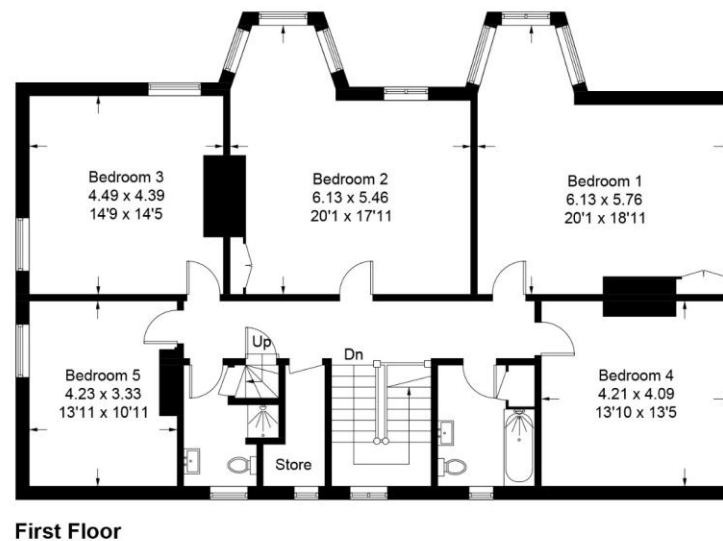
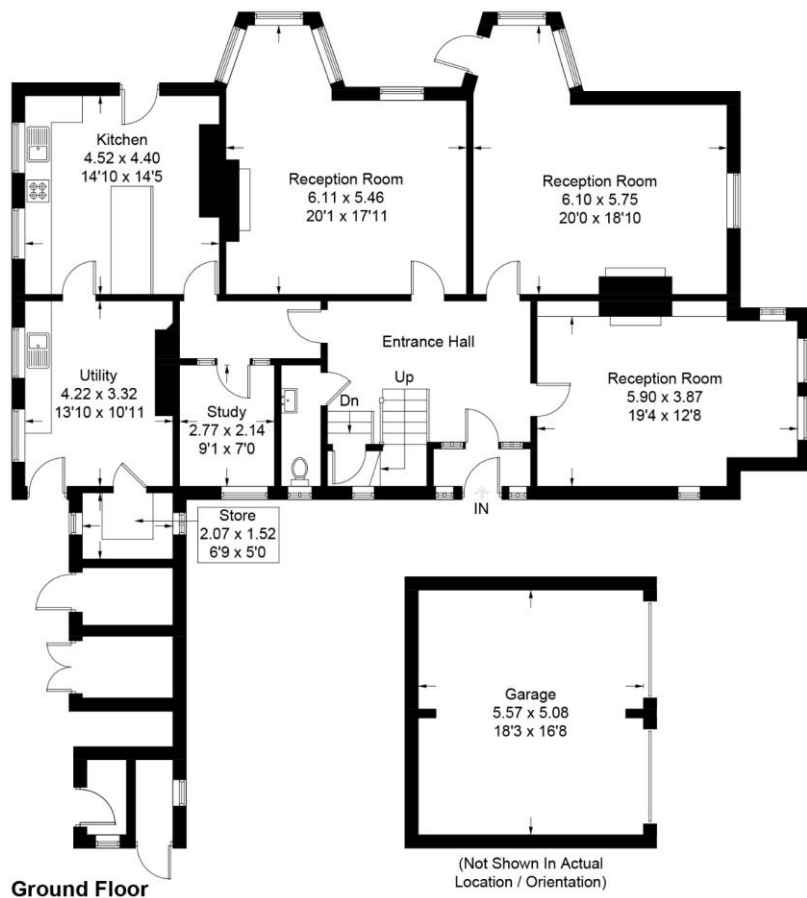


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	80 C

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