

EMSLEY MAVOR
ESTATE AGENTS

...your home is where our heart is



Station Road

, Alne, YO61 1TP

Offers Over £750,000



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STYLE - Impressive Large Converted Barn
HIGHLIGHTS - Beautifully Styled Throughout, Oodles of Character, Over 3000 sq. ft of Internal Space
THREE WORDS - Unique, Countryside Treasure!

Overview

Chute House is quite 'the TARDIS': deceptively modest from the front, but super spacious within, it enjoys a fine position situated on the edge of the picturesque village of Alne.

It is a home with history, charm and character showcasing an exquisite blend of contemporary and country style.

The Maltings, which dates back to the 1860's was converted in the early 2000's, and provides an exclusive setting for five barn conversions. Chute House has been sympathetically and lovingly refurbished creating an impressive home. The juxtaposition between the old and the new is simply perfect.

The accommodation is generous offering over 3000 sq ft of internal space providing versatile living over three floors and four levels.

The first floor effortlessly flows and is super sociable.

There are three reception rooms, four double bedrooms and three bathrooms. With oodles of character features. This home really does have the WOW factor!

It is beautifully styled throughout with great attention to detail. The lucky buyer can move their furniture in and call it home!

The Heart of the Home

The first floor is impressive and something to be appreciated: the space has been individually defined creating super sociable living. The sitting room has the WOW factor! The vaulted ceilings are dominated by the A frame timber beams and complimented by the stripped wooden flooring.

There is plenty of space for comfy sofas arranged around the cosy gas/log burning stove where we can imagine entertaining and enjoying family gatherings. Four steps lead to an elegant snug, the perfect spot for relaxing - having a cheeky G & T after a hectic week!

The kitchen is smartly fitted with solid oak base and wall cupboards and drawers with black granite work surfaces. The Rangemaster is ideal for the master chef to rustle up supper, along with space for an American style fridge/freezer and plumbing for a dishwasher. The central island provides further storage and is handy for a quick bite and there is plenty of room for a large family dining table.

The utility has a most useful sink and plumbing for a washing machine and further storage cupboards, and leads through to the cloakroom. The utility houses a new Worcester Bosch Condenser boiler fitted in 2022.





Bedrooms

There are three double bedrooms on the ground floor. The master has plenty of space for a king size along with additional bedroom furniture. The newly fitted ensuite has a contemporary vibe, with large walk in shower, navy vanity sink and is complimented by a smart tiled floor.

The second is perfect for a tween/teenager, the bedroom is a good size and has an adjoining snug with built in shelving and desk area; alternatively it would make a dreamy dressing room any fashionista would love!

The third has plenty of space for a double bed and is adjacent to the family bathroom fitted with panelled bath and separate shower cubicle.



The inner hallway is generous; this space has been cleverly designed as a useful home office fitted with bespoke "Wrenman" oak desk and shelving. There are also three lockable walk in cupboards for storing household bits and bobs, shoes and coats etc.

Second Floor Bedroom

This super versatile space has a peaceful and tranquil vibe created by the fresh décor and is bathed in natural light. It is a double bedroom with ensuite bathroom used as a 'craft room' by the current occupants.

Outside

To the front is a wrought iron fenced courtyard leading onto a newly gravelled driveway.

The rear garden has been professionally landscaped with timber decking and raised beds housing mostly herbaceous perennials. It is ideal for lazy summer days and alfresco dining with family and friends.

There is designated off street parking for two cars and a single garage with power, water and lighting.

Services

LPG - The Maltings acts as a cooperative to negotiate best price, Mains Drainage,

Agents Note

The vendor has informed us that The Maltings has a very informal and sociable residents association, meeting twice a year to discuss maintenance and upkeep of the communal areas, cutting hedges, creating hanging baskets etc. Each property pays £10 a month.

Tenure

Freehold

Council Tax Band

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Floor Plan



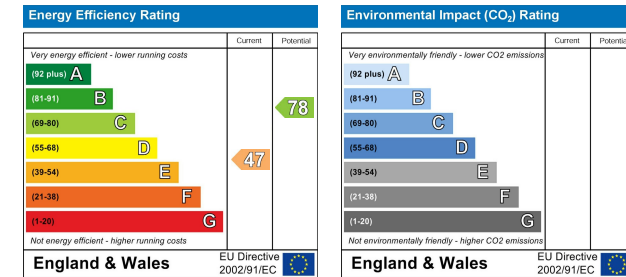
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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