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Main Street

Tollerton, York, YO61 1QQ

£599,950





## Main Street

### Tollerton, York, YO61 1QQ

STYLE - Detached Country Farmhouse

HIGHLIGHTS - Generous Living Space, Character and Period Features

THREE WORDS - Idyllic Village Lifestyle.

#### Overview

Unveiling Fir Tree Farm, a captivating period property nestled on the picturesque Main Street of the highly sought-after village of Tollerton. This detached gem, dating back to the 1800s, offers a generous and versatile living space of approximately 1,800 sq. ft, complemented by a double garage.

#### Step Inside

Step inside to discover a world of character, where period features such as exposed beams and fireplaces blend seamlessly with modern comforts. The ground floor boasts solid oak flooring throughout, leading you to two generous living spaces. One features a cosy wood-burning stove, while the other houses a gas stove, both set within beautiful fireplaces, creating the perfect ambience for relaxation or entertaining.

The heart of this home is undoubtedly the kitchen, adorned with Kamdean floor tiles, an electric cooker, gas hob, and a sociable breakfast bar. A convenient ground floor shower room with travertine wall tiles adds to the property's practicality.

Ascend to the first floor to find the master bedroom, a sanctuary of peace with a period fireplace and a contemporary ensuite. Three further double bedrooms offer ample space for family or guests, and the family bathroom, featuring travertine flooring, completes the upstairs accommodation.

Additional features include an insulated loft offering ample storage space, UPVC sliding sash windows to the front of the house (tilting for easy cleaning), double glazed wood-framed windows at the back, and UPVC patio French doors that are just three years old.







## Outside

Outside, the property is equally impressive. The front garden, planted with established trees and shrubs, features a charming railway lamp-post at the driveway entrance. The gravelled driveway can accommodate up to four cars.

The rear garden is a private oasis, not overlooked and adorned with established fruit trees and bushes. A raised patio area is perfect for alfresco dining and entertaining. The garden also houses a large wooden potting shed and plenty of space for a children's playhouse.

The adjoining double garage, complete with a utility area, offers additional practicality.

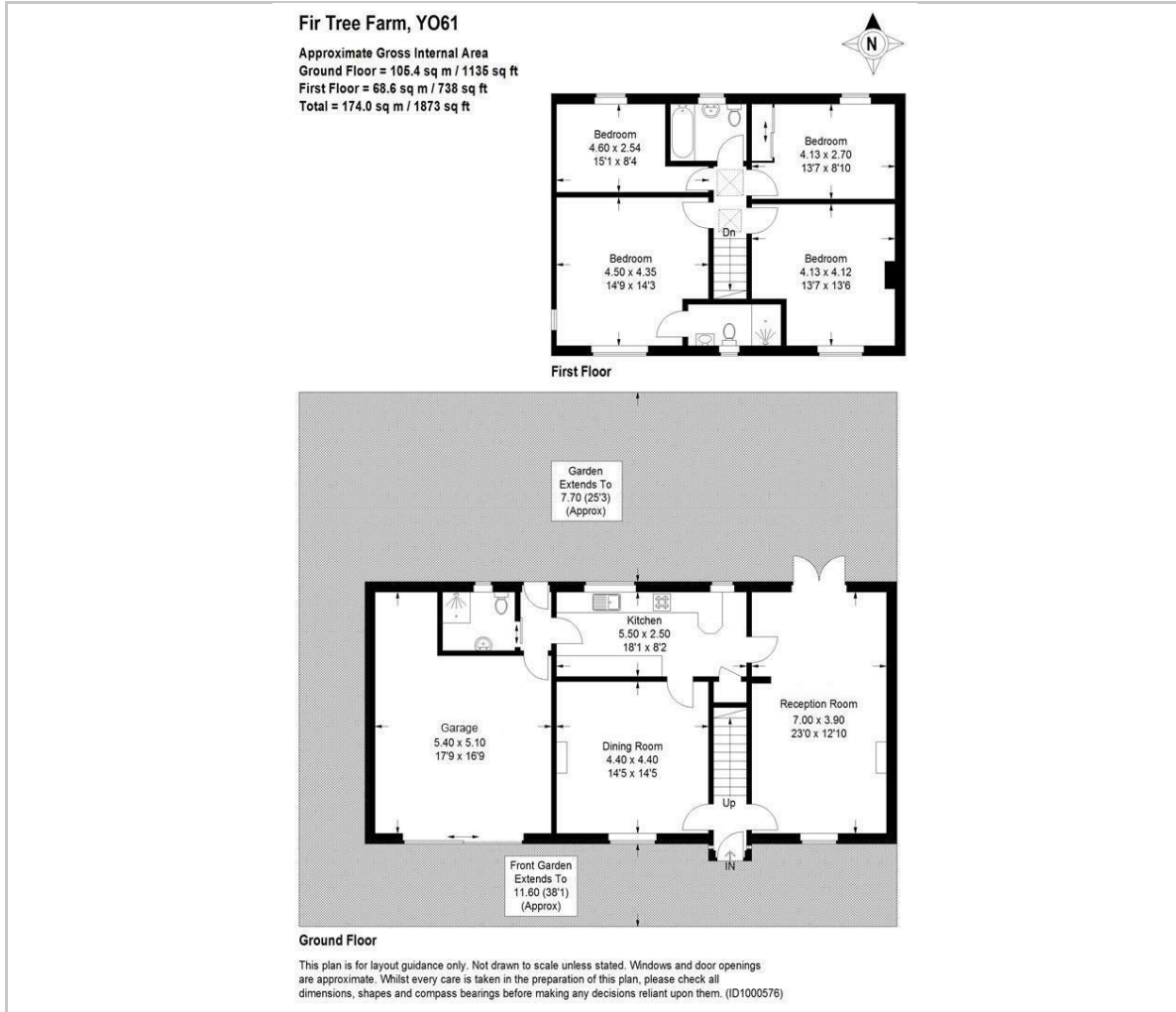
Fir Tree Farm is a testament to the beauty of blending traditional architecture with modern living. This is more than just a house; it's a lifestyle, a place to create memories, and a place to call home

Services include UPVC Double Glazing, Gas Central Heating, and Mains Drainage. The property is Freehold and falls under Council Tax Band F.





## Floor Plan



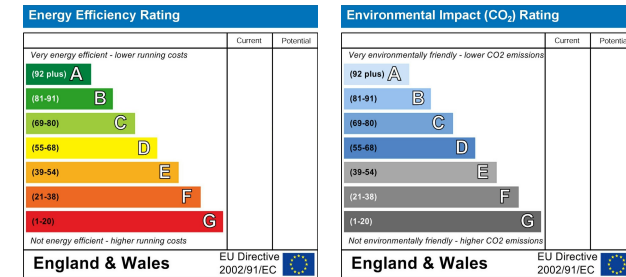
## Viewing

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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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
 Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>