

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



## Ings View

Tollerton, York, YO61 1PR

£775,000





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Tollerton, York, YO61 1PR

STYLE - Beautiful Detached House

HIGHLIGHTS - Super, High Spec Living  
Kitchen, Impressive South Facing Gardens

THREE WORDS - Stunning Family Home

### Stunning Family Home in Desirable Tollerton

Welcome to Bowfell House, 12 Ings View, Tollerton, YO61 1PR—a truly impressive family home nestled in the highly sought-after village of Tollerton. This thoughtfully extended property offers versatile and generous living space, perfect for modern family life. With attention to detail and all the finishing touches, any lucky buyer can simply move their furniture and call it home!

#### Ground Floor:

Step into the welcoming entrance hallway, setting the tone for the rest of this beautifully styled home. The heart of the house is undoubtedly the living dining kitchen, a superb space for entertaining. With a pitched ceiling, this room is wonderfully light and airy, featuring French doors that open to the garden, seamlessly bringing the outside in. The high-spec kitchen boasts ample cupboards, granite worktops, and a central island. Equipped with a Rangemaster, integral fridge, a handy fridge drawer below island, dishwasher, and wine fridge, it's a chef's dream. The cosy seating area with a modern log-burning stove adds a touch of warmth and charm. There is a utility room and side door.

The separate dining room and lovely sitting room, complete with a feature Inglenook fireplace and patio doors to the garden, provide additional spaces for relaxation and entertaining. The extended sitting room, with its pitched ceiling, is perfect for showcasing your Christmas tree! An additional reception room offers flexibility, having been used as a ground floor bedroom, home office, and games room.







### First Floor:

Ascend the stairs to find a generous master bedroom with a dressing area and ensuite. Three further good-sized double bedrooms and a family bathroom complete the first floor.

### Outside:

The outdoor space is nothing short of spectacular. The large, south-facing garden is enclosed and private, offering wonderful open views. A porcelain terrace with a smart gazebo is perfect for summer BBQs and family gatherings. The garden is a haven for keen gardeners and little ones alike, featuring an array of flowering plants, perennials, shrubs, and a kitchen garden with well-established fruits, vegetables, and herbs. An orchard with cooking apples, pears, and Cordyline apples adds to the charm. Additional features include a greenhouse, tool shed (mancave!), and a double garage with electric roller doors. Off-street parking is available for four cars.

### Services

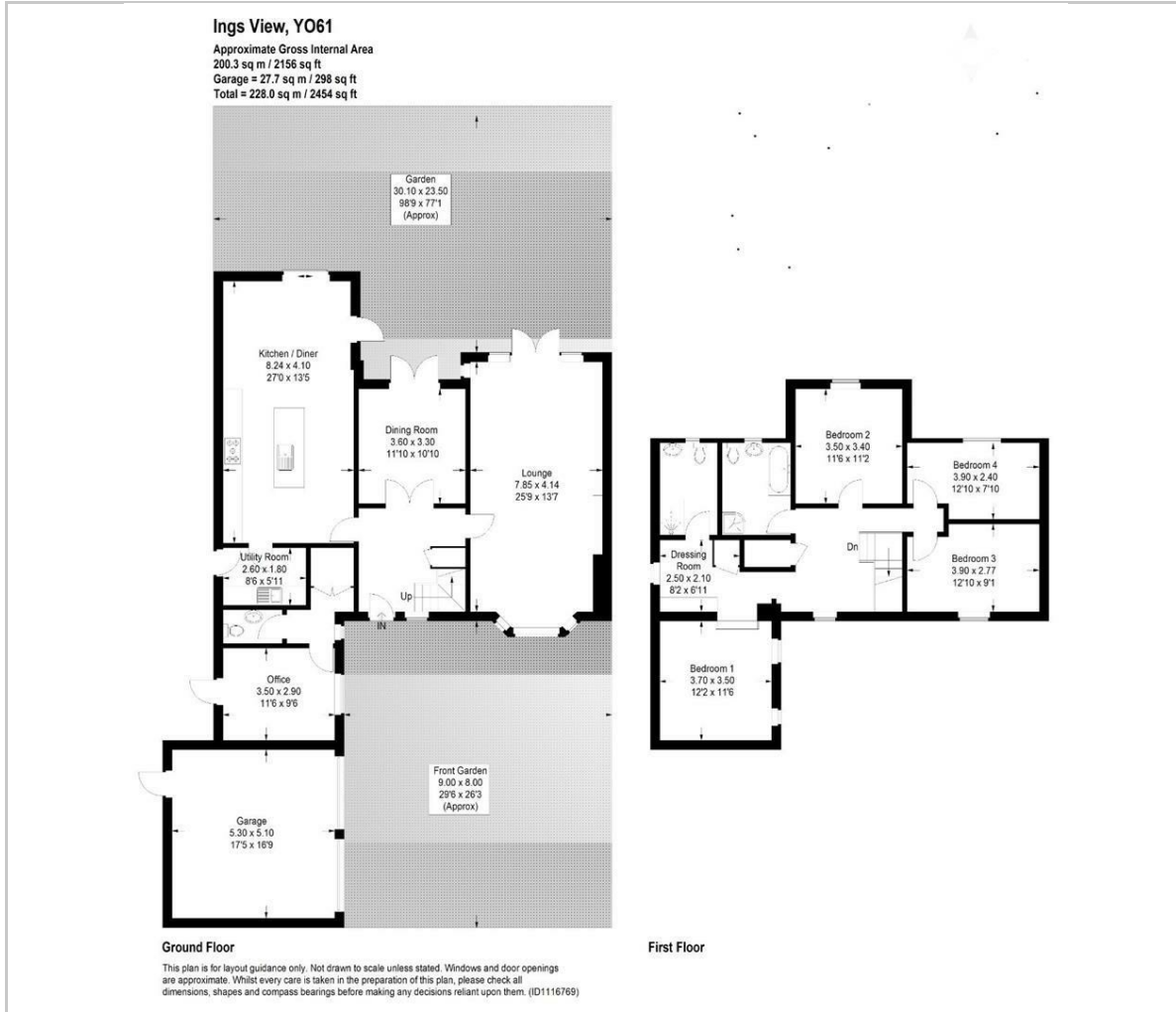
- Gas Central Heating
- UPVC Double Glazing
- Mains Drainage



Don't miss the opportunity to make Bowfell House your forever home. Contact Emsley Mavor Estate Agents on 01347823579 to arrange a viewing.



## 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.

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## Area Map



## Energy Efficiency Graph

