

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



, Coxwold, YO61 4AA

Asking Price £587,500



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STYLE - Stone Built Detached Home in Coxwold.
HIGHLIGHTS - Versatile Space, Four Bedrooms,
South Facing Garden.
THREE WORDS -Idyllic Country Life.

CHARMING VILLAGE RETREAT

Nestled in the heart of the North York Moors National Park, Byland View in Coxwold offers a rare opportunity to own a stone-built, four-bedroom detached property that perfectly marries modern comforts with timeless charm. The current owners have thoughtfully updated the property (See Agents Note). This picturesque home is set in a quintessential North Yorkshire village, boasting breathtaking views of Byland Abbey from its front windows.

STEP INSIDE

Upon entering, you are greeted by a welcoming entrance hall that leads to versatile living spaces. The sitting room is wonderfully light and airy, featuring French doors and a multi-fuel burner, creating a cosy yet spacious environment. The dining room leads through to the breakfast kitchen which offer views towards Byland Abbey. The kitchen is equipped with all modern conveniences, including a Rangemaster and induction hob. With room for a kitchen table this space is perfect for social gatherings. A utility room provides ample cupboard space and plumbing for a washing machine and dishwasher, with convenient access to the side path and garden. For those working from home or pursuing hobbies, there is a study or hobby room. A cloakroom completes the ground floor.

UPSTAIRS

Ascending the turnaround staircase, the first floor reveals four bedrooms, an ensuite, and a family bathroom. The master bedroom is a tranquil retreat, with windows on three sides offering natural light and serene views. It features tasteful wardrobes and a newly fitted contemporary ensuite. Three additional bedrooms and a smart family bathroom with a panelled bath and separate shower cubicle complete the upper level.

The landing provides loft access with a ladder and light.





OUTSIDE

Outside, the south-facing enclosed garden is a delight, with a lawn and mature hedging. A paved terrace is perfect for alfresco dining and summer barbecues. A timber 5-bar gate leads to a block-paved driveway with ample parking and a large double garage with an electric roller door, power, and water. Beyond the garage lies a secluded garden with an orchard, featuring cooking apples, a Greengage tree, a Victoria plum and cherry tree, and a Monkey Puzzle tree.

SERVICES

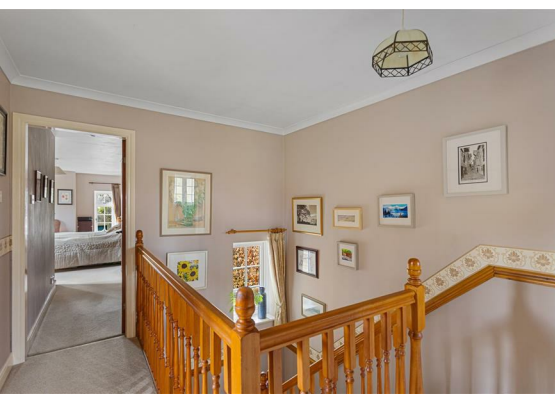
With oil heating, a new boiler installed two years ago, and double glazing throughout, Byland View is a beautifully updated family home in a highly desirable location. Don't miss this chance to embrace the idyllic village lifestyle with stunning abbey views.

AGENTS NOTE -Works Carried Out

New boiler 2 years ago, Double glazed throughout, Bathrooms and kitchen. New electric garage door.

LOCAL LIFE IN COXWOLD

Nestled in the stunning North York Moors National Park, Coxwold is a quintessential Yorkshire village offering idyllic living where neighbours are warm and welcoming and there is always something happening on the doorstep.



A hop skip and a jump away is The Fauconberg Arms, where you will always be welcomed with a warm greeting, serving fine food, wine and a pint. Nearby are some of the country's finest gastronomic pubs, including The Black Swan at Olstead is under two miles away!

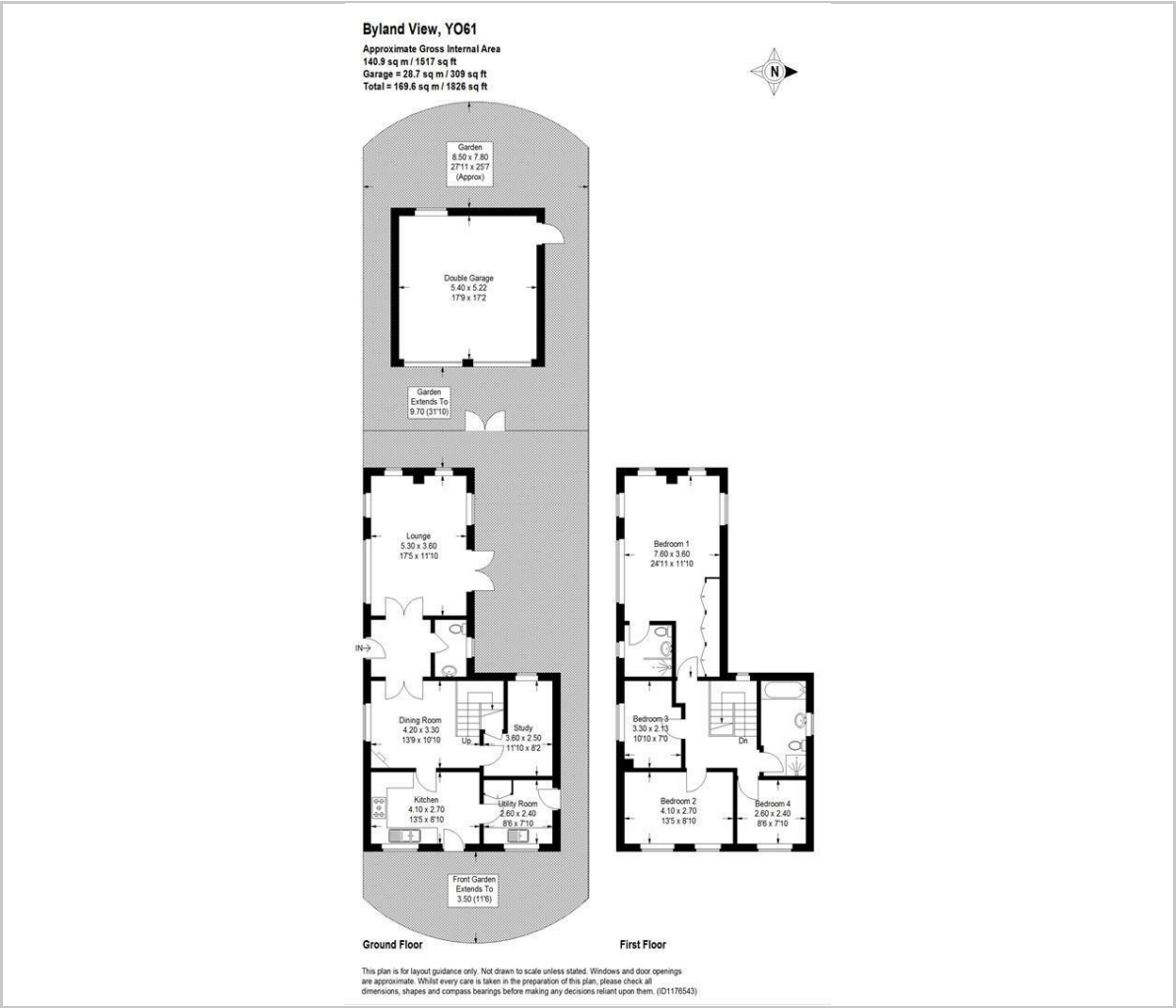
Coxwold Village Market is held on the last Saturday in the month, offering fresh local produce and is always a busy event. Rumah Home B&B is a tearoom selling homeware and gifts.

There is plenty going on: an art and craft group, table tennis club, bridge club, film club, monthly coffee mornings and monthly soup and sandwich lunches. Shandy Hall is a lived-in home with Museum, gallery and literary house.

For keen walkers, Coxwold offers many, ideal for dog walkers or a simply enjoying a brisk walk on a Sunday and then pop to the pub for glass of pinot and a pint! The market towns of Thirsk and Easingwold are close by and also easy access to major roads and mainline stations, the best of both worlds!

Emsley Mavor think it's the perfect place to live.

Floor Plan



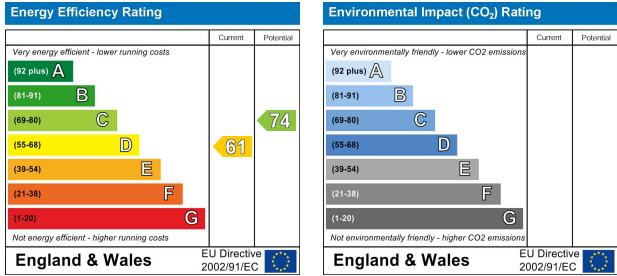
Viewing

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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