

EMSLEY  MAVOR
ESTATE AGENTS

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Main Street

Flawith, Alne, York, YO61 1SF

Asking Price £575,000



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STYLE - Lovely Detached Family Home

HIGHLIGHTS - Generous Sized Plot, Open Views,
Versatile Living, Four Bedrooms.

THREE WORDS - Idyllic. Village. Living.

CHARMING FAMILY RETREAT IN FLAWITH

Welcome to Orchard House, a delightful detached family home nestled in the picturesque village of Flawith, North Yorkshire. This attractive property boasts a generous plot with open views, the rear garden marries this home superbly with the surrounding countryside as the lush lawn ends the rolling countryside begins.

The property offers a serene escape for those seeking a harmonious blend of rural charm and modern living.

As you approach, the property greets you with a generous front garden and an inviting brick storm porch, setting the tone for the warmth and elegance within. The current owners have lovingly updated the home, creating a versatile and sociable space perfect for family life. (See Agents Note).

STEP INSIDE

Step inside to discover a lovely open-plan dining kitchen, crafted by the esteemed House of Elliot. This bespoke kitchen is a haven for culinary enthusiasts and a sociable hub for entertaining, seamlessly leading to a useful utility room. The light-filled sitting room, featuring a charming log burner, offers ample space for cosy seating and relaxation. From here, glide into the enchanting garden room, where bifold doors frame picturesque views of the lush garden.

The ground floor also includes a convenient cloakroom.

UPSTAIRS

Take the stairs to the first floor reveals four generously sized bedrooms, providing ample space for family and guests. The newly fitted bathroom suite, installed by Wainwrights, exudes sophistication with a large bath and separate shower cubicle.





GARDENS

Outside, the property is encompassed by lovely gardens at both the front and rear. The rear garden is wonderfully private and with open countryside beyond with its mature hedging and fencing, is perfect for keen gardeners and adventurous little ones. A paved terrace beckons for summer barbecues with friends and family or simply unwinding with a glass of fizz as the sun sets.

The front garden is beautifully lawned, with a private driveway providing ample parking for multiple cars. A single garage with power and a separate access door completes this charming family retreat.

Outside the garden marries this home superbly with the surrounding countryside as the lush lawn ends the rolling countryside begins.

AGNETS NOTE -

Works carried out by the current owner -

Installed a new oil powered boiler (replacing old systems), had all the ceilings skimmed throughout, floors levelled in the kitchen. New vinyl floor/carpets throughout, new sink/connections in the utility room. Replaced doors downstairs, new hand-built House of Elliot bespoke kitchen, new bathroom suite, including the biggest bath Wainwrights could supply! Bi-Folds in the dining room. Plastered over the brickwork in the dining room. Landscaped the garden. Had fibre internet installed to the property. Install of the sewage treatment plant to latest legislation.

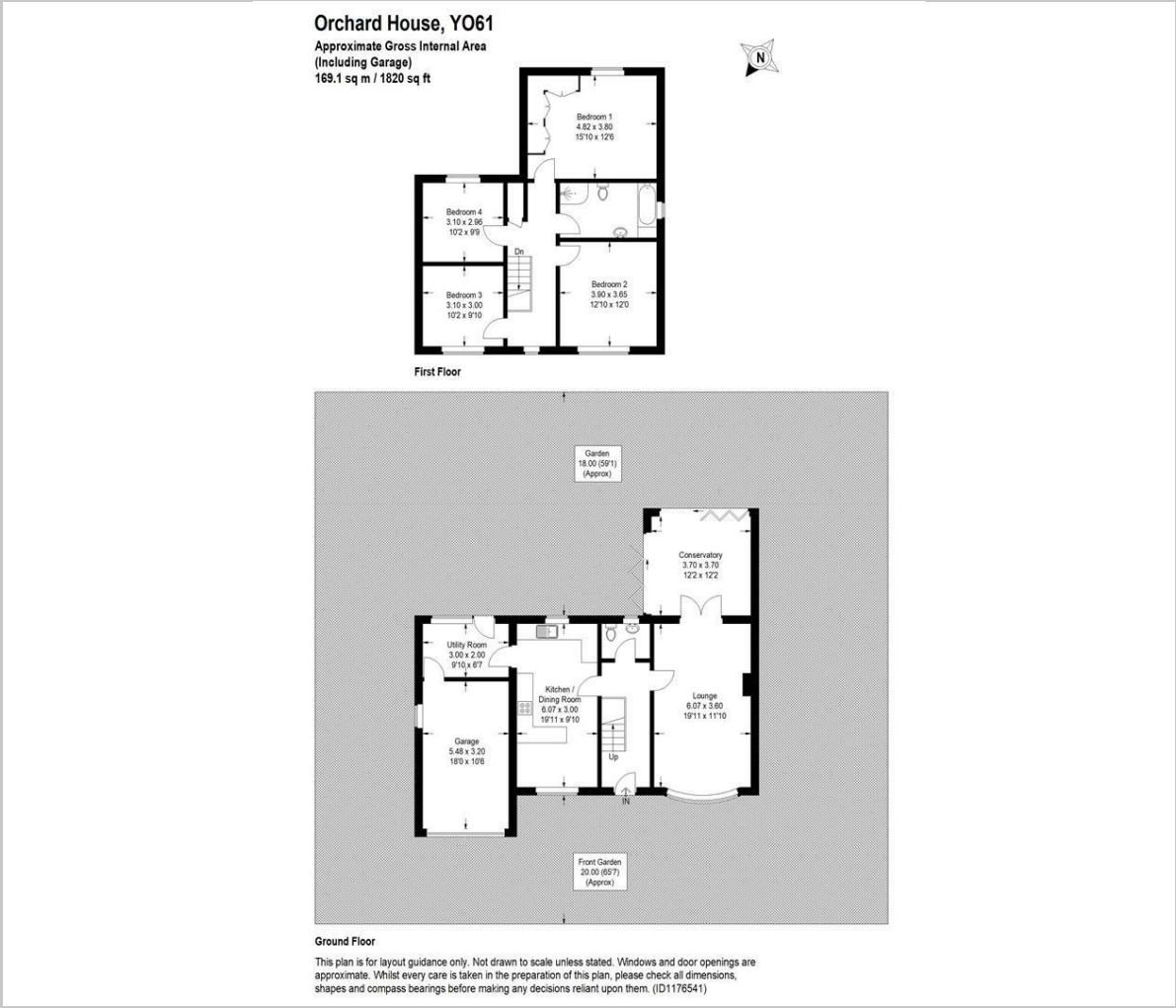
SERVICES

Oil Fired Central Heating, UPVC Double glazing, Water Treatment Plant

Orchard House is more than just a home; it's a lifestyle waiting to be embraced. Don't miss the opportunity to make this enchanting property your own.



Floor Plan



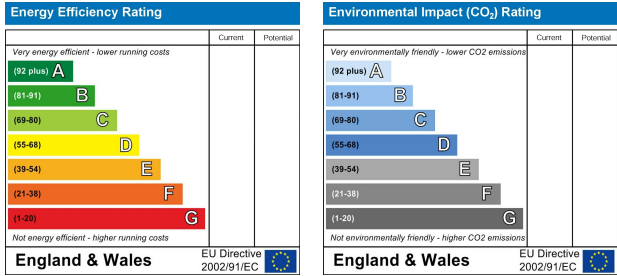
Viewing

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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