

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



## Beech Tree Court

, Linton On Ouse, YO30 2AW

£535,000



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## Beech Tree Court

, Linton On Ouse, YO30 2AW

STYLE – Impressive Family Home

HIGHLIGHTS - Extensively Renovated and Modernised. Generous Living Space, Three Double Bedrooms, Home Gym, Garage  
THREE WORDS - Move. Straight. In!

### ELEGANT FAMILY HOME IN EXCLUSIVE CUL-DE-SAC

Welcome to Beech Tree Court, a beautifully renovated family home nestled in the exclusive cul-de-sac of Linton on Ouse. Set within the historic grounds of Beech Tree Farm, this property combines modern convenience with timeless charm, offering a perfect sanctuary for family living. The current owners have thoughtfully renovated and modernised this property creating place any lucky buyer can simply move straight in and call it home!

### STEP INSIDE

Step inside to a welcoming entrance hall that immediately sets the tone for the elegance and warmth found throughout. The heart of the home is the impressive, newly fitted breakfast kitchen, featuring a Belling cooker with a 5-ring gas hob and three electric ovens, integral full-size fridge and freezer, and a dishwasher. A larder cupboard and breakfast bar make this space both practical and sociable, ideal for family gatherings and culinary adventures.

Adjacent to the kitchen, the utility room is equipped for a washing machine, tumble dryer, and upright freezer, with a boot room that doubles as a cold store. The dining room is light and airy, perfect for hosting dinner parties or enjoying family meals.

The sitting room exudes cosiness, centred around a Billington 5kw log burner with a timber mantle. French doors open to the garden, seamlessly blending indoor and outdoor living.

### UPSTAIRS

Ascend the turnaround staircase to the first floor, where the master bedroom awaits with fitted wardrobes and an ensuite. Two additional double bedrooms offer ample space and natural light. The family bathroom is well-appointed with a panelled bath, shower, pedestal wash hand basin, and WC.







## OUTSIDE

The garden has been thoughtfully transformed, featuring a newly built outdoor room currently used as a gym. The rear garden is fully enclosed, offering privacy and a haven for gardening enthusiasts with its mature borders and small trees. A paved seating area is perfect for alfresco dining, while a wrought iron gate leads to the front.

The front garden is a private oasis with mature perennials and hedging, complemented by a delightful lawn. To the side, a single garage with timber twin doors and off-street parking completes this exceptional property

## SERVICES

New Heating System, Air Source Aerona R32 Heat Pump. New cylinder, tanks and vessels in loft. New Radiators Throughout with thermostat valves and wireless controls. Double glazed.

## Directions

Proceed through the village, turn left on to Beech Tree Court bearing to the right. The property can be identified by the For-Sale Board

## Local Life in Linton on Ouse

Linton on Ouse is a small village readily accessible to the City of York and the Georgian market town of Easingwold. Linton has a primary school, with further schooling available at Easingwold. Within the village is a shop and village hall. Linton Locks is a short walk away providing lovely walks, café and ice cream shop! Nearby in Newton on Ouse is The Dawney Arms, perfect for a lovely Sunday lunch after a brisk walk. Beningbrough Hall is just over a mile away, the Farm shop is super for picking up local produce. There are also lovely walks surrounded by beautiful scenery. This picturesque countryside village is located approximately eight miles north-west of York and four miles from Easingwold with excellent transport links making it ideal for commuting. Leeds, Harrogate, the A1 and Motorway network are easily accessible via Aldwark Bridge.

Emsley Mavor thinks it's a great place to live!

Beech Tree Court is more than a home; it's a lifestyle. Experience the perfect blend of modern living and rural charm in this exclusive setting.





Floor Plan



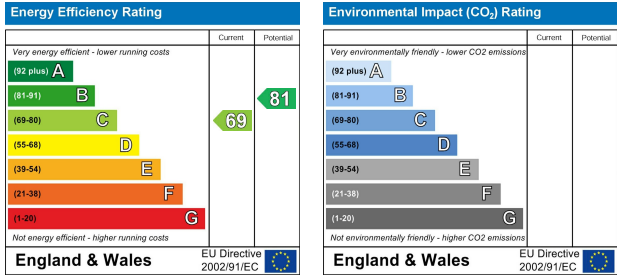
Viewing

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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