

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Alne Road
, Tollerton, YO61 1QA
£835,000



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STYLE - Impressive Elegant Family Home
HIGHLIGHTS - Beautifully Styled, High Quality Spec, Versatile Living, Delightful Gardens.
THREE WORDS - Luxury. Lifestyle. Location.

ELEGANT LIVING IN TOLLERTON GEM

Welcome to Manor Croft, an exquisite detached family home nestled in the heart of Tollerton, a village renowned for its charm and community spirit. This impressive property, individually built to the highest standards, has been superbly updated by the current owners and offers just under 2400 sq ft of versatile living space including a ground floor double bedroom with ensuite, perfect for modern family life.

STEP INSIDE

Step inside to discover interiors beautifully styled by the esteemed Plaskitt and Plaskitt, where every detail has been thoughtfully considered. The ground floor boasts a generous sitting room, complete with a cosy wood-burning stove and bifold doors that flood the space with natural light—ideal for entertaining or relaxing with family. Two additional reception rooms provide flexibility, currently serving as a snug and a bespoke Neville Johnson study and library.

The heart of the home is the contemporary breakfast kitchen, featuring an Intoto German design with sleek silestone work surfaces and top-of-the-line Neff and Miele appliances. Bifold doors open seamlessly to a paved sun terrace, creating an inviting space for alfresco dining. A smart utility room by Winchmore Studios adds functionality, while a ground floor double bedroom with a chic ensuite offers a perfect guest retreat.

UPSTAIRS

Ascend the turn-around staircase to a galleried landing, where a feature window bathes the area in light. The upper floor houses three beautifully appointed double bedrooms with Hammonds fitted wardrobes. The master suite is a sanctuary of style with its own ensuite, complemented by a contemporary family bathroom.





OUTSIDE

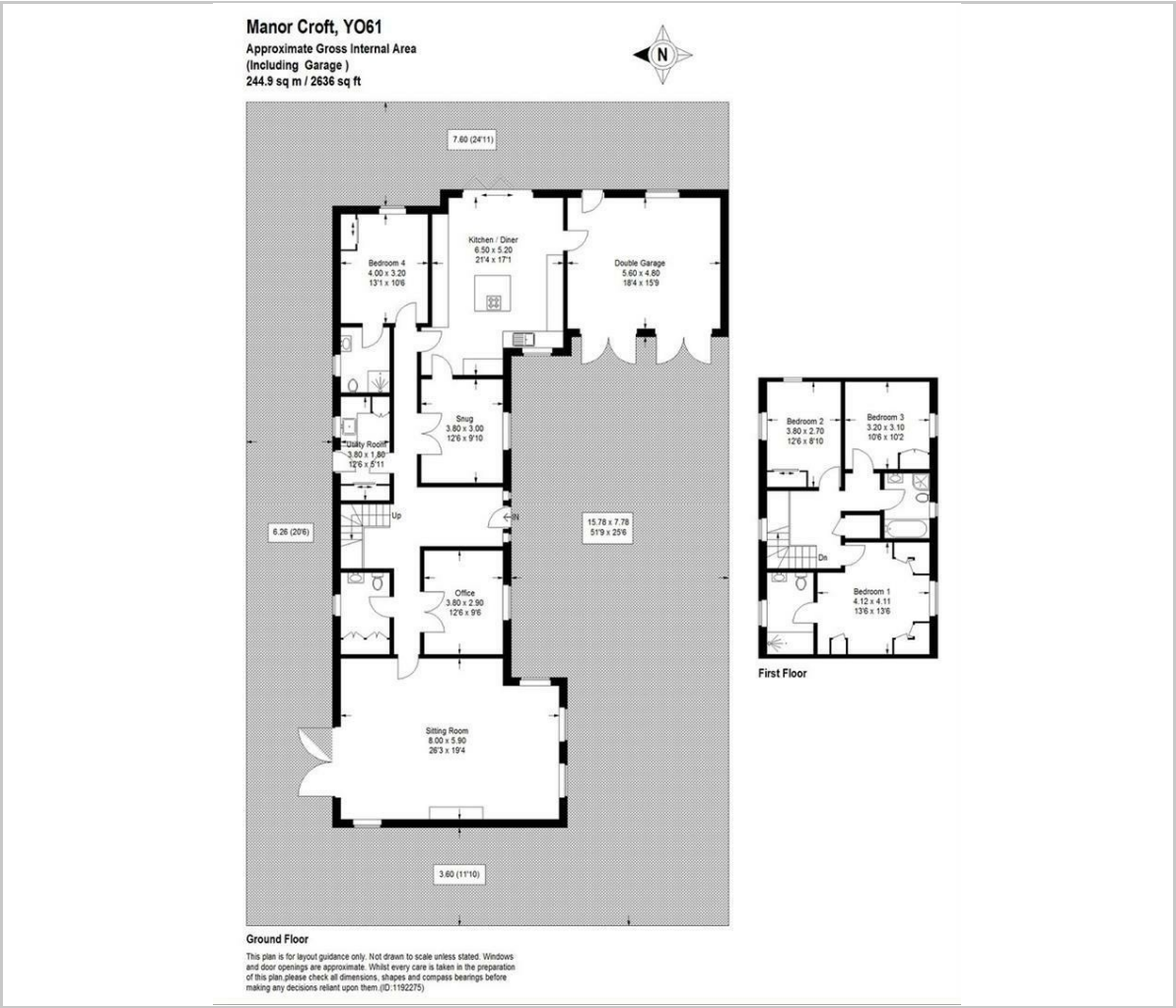
Outside, the professionally landscaped wrap-around gardens provide multiple seating areas to enjoy the sun throughout the day, making it an entertainer's paradise. A Hartley Botanics aluminium greenhouse caters to green-fingered enthusiasts. The property also includes a double garage with an electric charging point and ample off-street parking.

Manor Croft is not just a home; it's a lifestyle opportunity in a sought-after location. Arrange a viewing today to experience this exceptional property firsthand.

AGENTS NOTE - WORKS CARRIED OUT

- 2011 - Intoto German kitchen with silestone work surfaces including Neff and Miele appliances, induction hob, island worktop extractor system, high level built in oven and combination oven and microwave, warming draw, built in dishwasher, freezer and larder fridge.
- 2011 - matching Intoto unit to adjoining snug including concealed lighting
- 2011 - Aluminium Bi-Fold doors to kitchen and lounge from Express Bi-Fold doors
- 2011 - 2012 - all bathrooms and downstairs cloakroom refurbished with Laufen sanitary ware and Matki shower systems
- 2011 - All bedrooms fitted with Hammonds wardrobes
- 2013 - woodburner to lounge and which is serviced annually
- 2012 - 2013 - garden professionally designed and landscaped including Hartley Botanics aluminium greenhouse
- 2015 - Neville Johnson bespoke study and library fitted furniture
- 2016 - new condenser gas boiler, serviced annually
- 2019 - 2024 - Plaskitt and Plaskitt interior design to lounge, snug, kitchen, 2 bedrooms, ensuite bathrooms and hallway
- 2021 - electric car charging point installed
- 2022 - 2024 - window and door replacements to A rated double glazed Solidor doors and Stern windows for entire property, excluding bi-fold doors which were replaced in 2011
- 2024 - utility room refurbishment by Winchmore, Easingwold

Floor Plan



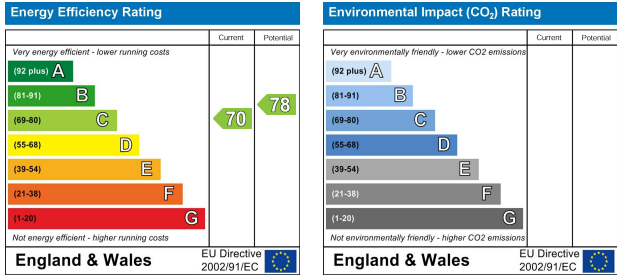
Viewing

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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