



Aldwark, YO61 1UB

Price Guide £775,000

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STYLE - Impressive Family Home with Open Views.  
HIGHLIGHTS - Beautifully Styled Throughout, Versatile Living, Four Bedrooms, Lovely Private Garden.

THREE WORDS - Idyllic. Lifestyle. Views.

### STUNNING FAMILY RETREAT WITH COUNTRYSIDE VIEWS

Welcome to Paddock Cottage, an exquisite four-bedroom family home extensively extended & fully refurbished by current vendors, nestled in the charming village of Aldwark, YO61. This impressive residence offers a harmonious blend of modern living and timeless elegance, with breathtaking countryside views that promise a serene lifestyle. No Onward Chain!

### STEP INSIDE

Upon entering, you're greeted by a welcoming hallway adorned with engineered oak flooring and neutral décor, setting the tone for the home's warmth and sophistication. The heart of the home is undoubtedly the WOW factor open-plan living dining kitchen. This super sociable space is designed for modern family life, featuring bifold doors that effortlessly connect the indoors with the beautifully landscaped garden. The bespoke kitchen is a chef's dream, boasting quartz worktops, an island with a breakfast bar, integrated appliances, and air conditioning for year-round comfort.

The expansive area accommodates a family dining table and comfy sofas around a cosy wood-burning stove, perfect for gatherings. A second reception room offers a snug retreat, while a versatile home office/study could easily serve as a playroom. The generous utility cloakroom adds practicality to this stylish abode.

### FIRST FLOOR

Ascending the turn-around staircase, you'll find four double bedrooms, each beautifully presented with views of the countryside or garden. Choose your primary suite from two generous rooms: one with a private ensuite shower room, the other with a dressing area and stunning vaulted ceiling, which is equipped with air conditioning.

The luxurious family bathroom features a freestanding bath, separate shower, and vanity unit, providing a spa-like experience.





## OUTSIDE

The gardens marries this home superbly with the surrounding countryside as the lush lawn ends the rolling countryside begins. Predominately south Facing the gardens wrap round the house providing generous and super space for children to play and a keen gardeners haven, with greenhouse & raised beds already in place . The terrace is perfect for alfresco dining, we can imagine hosting summer BBQs with friends and family or simply relaxing with a glass of fizz watching the sun set. The fully covered bar/kitchen area is super sociable and ideal for summer and winter months. There is also versatile studio/gym enhancing the property's appeal.

Outside, the property is set back from the road behind electric gates, with a gravelled driveway offering parking for five vehicles and access to the garage.

Paddock Cottage is more than a home; it's a lifestyle.

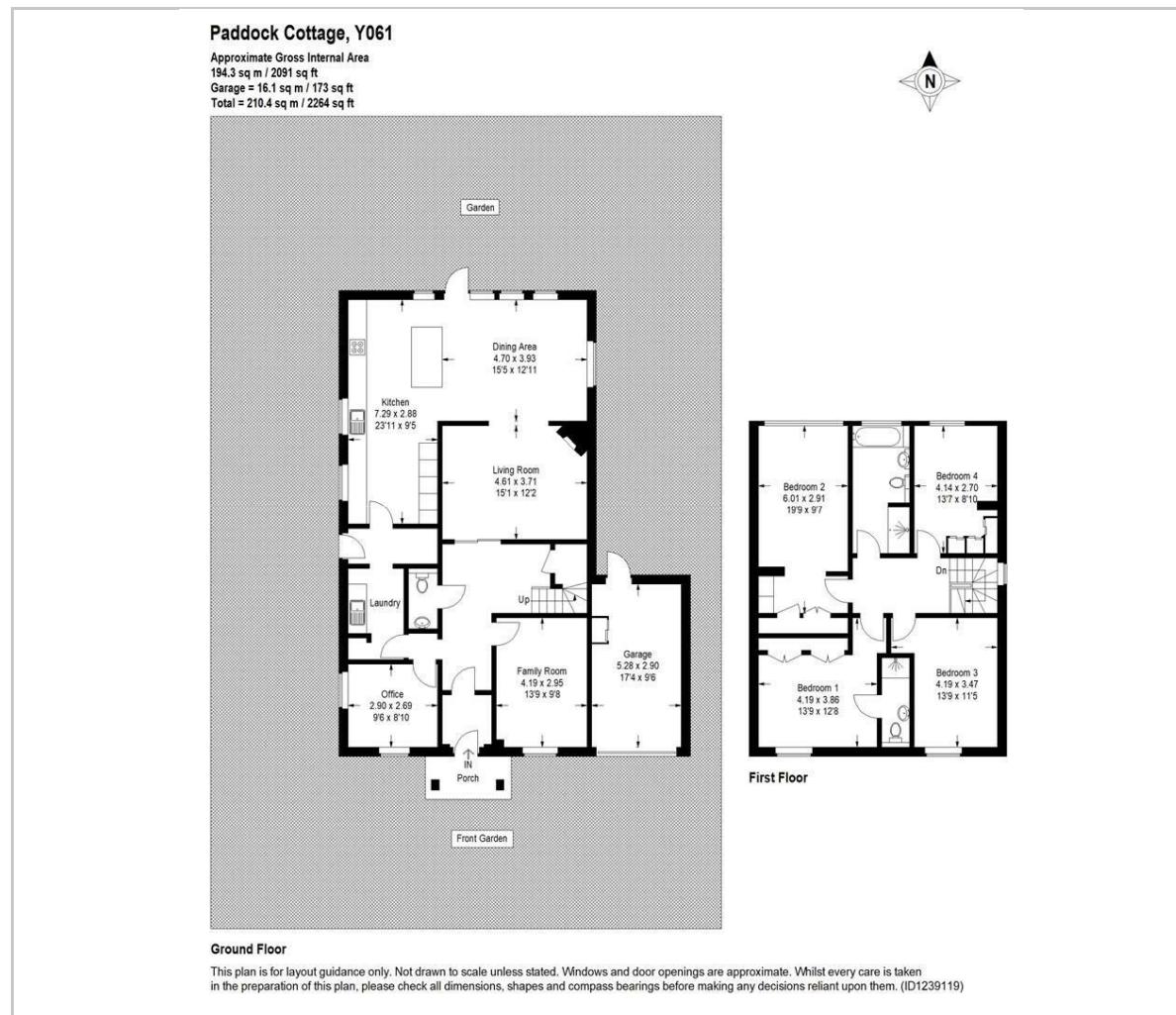
## ALDWARK

The highly sought after village of Aldwark: a pretty little rural village with a church, bus service and the neighbouring 4 star Aldwark Manor Golf and Spa hotel. There is an award-winning shop and post office in the nearby village of Tollerton and the thriving market towns of Boroughbridge and Easingwold are approximately 7 miles away with cafes, shops, pubs and supermarkets. The nearby village of Alne has an Outstanding OFSTED primary school and is in the catchment area. The village is well positioned for access to the A1 and A19 and the city of York is approximately thirteen miles away with the mainline train station giving access to all major cities.

## Agents Note

CCTV Covering the Entire Property  
Electric Gates  
Electric Garage Door  
New Roof  
New Windows all Under Warranty  
Boarded out attic  
Bluetooth Speakers in the Kitchen & Bathroom  
Fitted WIFI throughout the house  
Air con to the Kitchen & Family Room  
New Boiler  
New External Doors

## Floor Plan



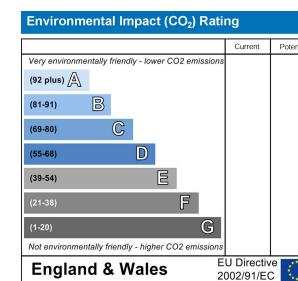
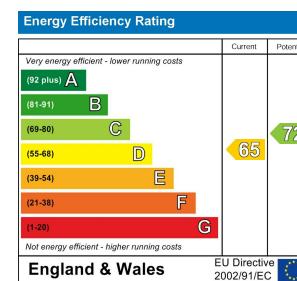
## Viewing

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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