



Millfield House, Linley Avenue, York, YO32 3NF

Offers over £1,500,000



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 **PRIME**
RESIDENTIAL



Millfield House Linley Avenue

STUNNING LIFESTYLE PROPERTY OFFERING SIGNIFICANT LIVING ACCOMMODATION, USEFUL OUTBUILDINGS AND 3 ACRES OF LAND IN A PRIME VILLAGE JUST 5 MILES FROM YORK CITY CENTRE

Significant detached modern home of around 4,000 square feet, Millfield House, garden and grounds totals approximately 3 acres comprising meadowland, woodland and gardens.

House

Entrance hall, Sitting room, family room, conservatory, WC, kitchen family room, utility room, shower room, 5 double bedrooms, primary with dressing room and en suite bathroom, family bathroom, bedroom 6 with private sitting room, bathroom, study area
Double Garage and plentiful parking

Gardens and grounds of around 3 acres

Outbuildings - Large agricultural barn of almost 600 sq ft and additional detached outbuilding

Planning consent for additional residential property

DESCRIPTION

A rare opportunity to acquire a substantial and versatile detached property extending to approximately 4,000 sq ft, set within private grounds of around 3 acres. Beautifully positioned in a peaceful rural setting yet within easy walking distance of the highly sought-after village of Haxby, this exceptional residence combines luxury living with development potential and lifestyle opportunities.

Built in 2006 to an exacting standard, the house provides versatile living space over 3 floors with large bright rooms and underfloor heating to the ground floor.

Discreetly situated at the head of a private no-through-road, the property is set in approximately 3 acres with views across open countryside to the rear. The stunning grounds include mature planted gardens, a large meadow and an area of private woodland of around 0.7 acre. The grounds have the benefit of being fully organic with no pesticides being used under the current ownership, and offer supreme privacy and a true countryside feel. A gated driveway leads to ample parking and turning space and a generous double garage.

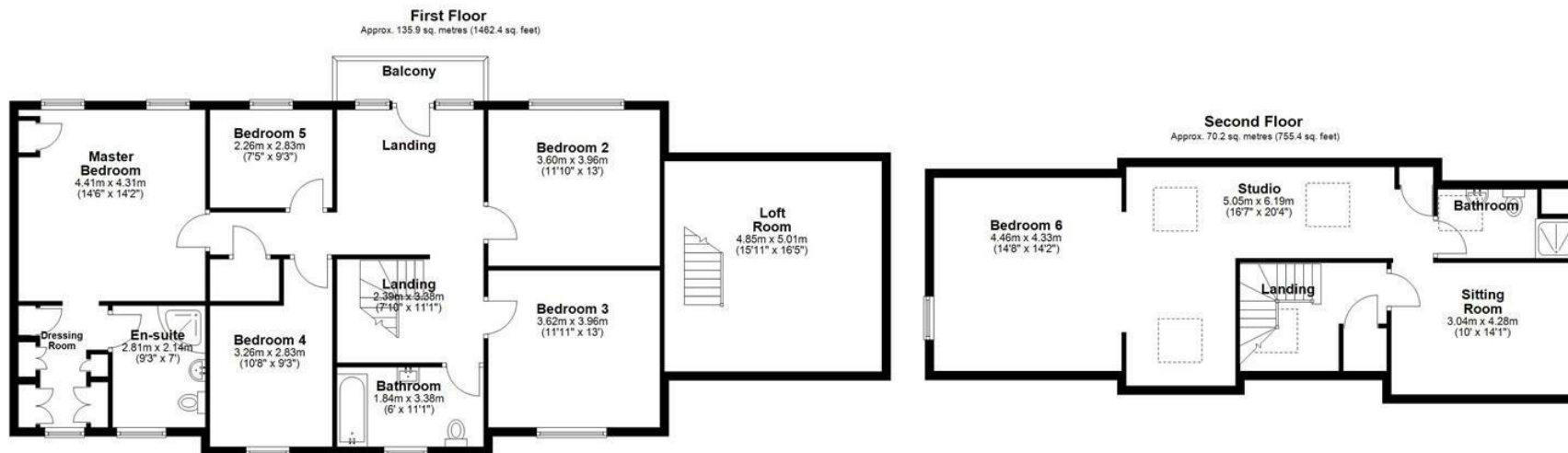
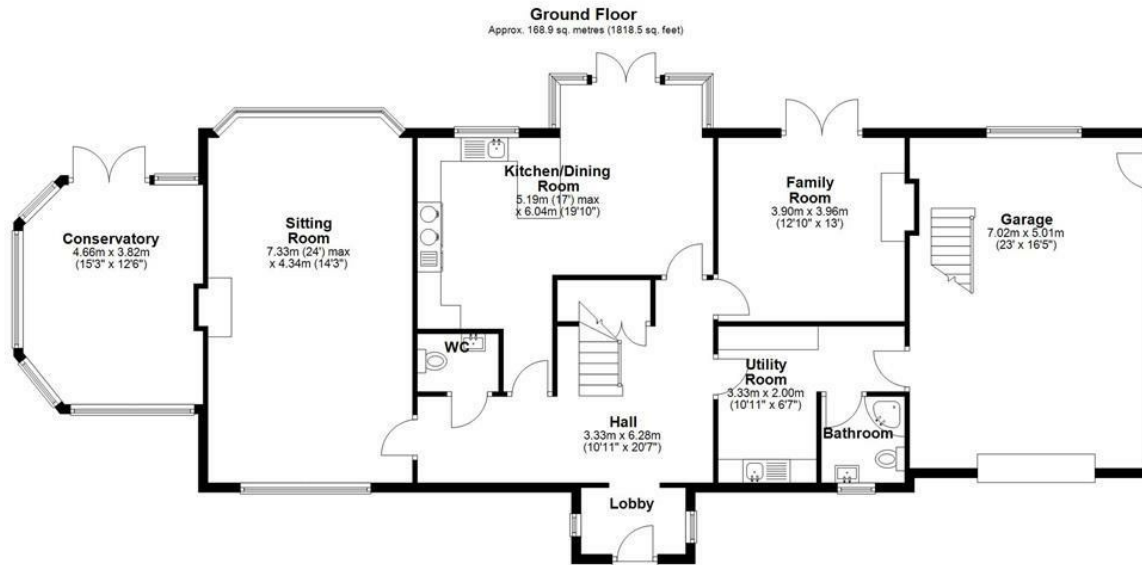
The property also benefits from a large agricultural barn, ideal for storage, workshop use, or conversion (STP) plus an additional detached outbuilding. There is planning permission for an additional residential property, if required, creating an opportunity, for example, for intergenerational living; extended leisure facilities

Located on the edge of Haxby, one of York's most desirable villages, the property enjoys a peaceful, rural setting whilst enjoying the convenience of extensive local amenities including a range of local and national stores, doctors/dental surgeries, pubs and local schools, (all within walking distance). There are excellent public transport links with York city centre is just 15 minutes by car, and easy access to the A64 and the wider motorway network. A new railway station has been approved, also within walking distance. (target completion date 2026)

- **Impressive detached home of around 4,000 square feet**
- **Beautiful setting with land and private woodland of around 3 acres on the edge of Haxby**
- **Substantial and versatile accommodation over 3 floors**
- **2 generous reception rooms and a large kitchen family room**
- **Six spacious bedrooms, including en-suite primary suite with dressing room**
- **Potential for self-contained apartment to top floor if required**
- **Substantial agricultural barn (ideal for equestrian, storage or conversion STP)**
- **Planning consent for additional residential property**
- **Ideal location within walking distance of Haxby**
- **Access to York and the major road networks close by**

Freehold





Total area: approx. 375.0 sq. metres (4036.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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