



ROB LETTS

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The Old Coach House, Elvington

Guide Price £850,000

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Nestled in the heart of Elvington, The Coach House is a stunning Grade II listed home that blends history with modern comfort. Originally the coach house for The Grange, parts of the property date back 300 years and were converted into a spacious family residence 38 years ago. Set within a beautifully landscaped one-acre plot, it features mature gardens, a tranquil pond, and a walled section offering privacy. Inside, a bright entrance hall leads to a wellproportioned kitchen with a bespoke layout, oil-fired range, electric oven, touch control hob, and dishwasher. The dining area flows into a spectacular conservatory with breathtaking garden views. The lounge impresses with a vaulted ceiling and solid fuel stove, while the ground floor also offers a secondary family room, a vaulted double bedroom, a bathroom, a home office, and a utility room. Upstairs, a spacious landing leads to two generous double bedrooms, a single bedroom, and a stylish family bathroom with a step-in shower. Externally, a double garage, attached store, and scenic setting add to its appeal. Located in a quiet position with no through traffic, Elvington offers excellent amenities and falls within the sought-after Fulford School catchment. A rare opportunity not to be missed.



