

Blenkin

& Co

CHARTERED SURVEYORS



4 BEECH TREE COURT · LINTON ON OUSE · YORK





4 BEECH TREE COURT

Linton on Ouse, York YO30 2AW

Aldwark 3 miles · York 8 miles

Easingwold 9 miles · Boroughbridge 9 miles,

Ripon 17 miles · Harrogate 19 miles

**Attractive, modern family house
with almost two acres in the heart
of a village with local amenities**

Entrance and staircase hall ·
cloakroom/wc · 3 reception rooms ·
kitchen/breakfast room · conservatory

Principal bedroom suite with bathroom ·
4 further bedrooms · eaves storage

Gardens · paddock · potting shed · 3
storage sheds

In all 1.9 acres

For Sale Freehold

No. 4 Beech Tree Court was the first of a small number of detached houses built in this leafy cul-de-sac within the village of Linton on Ouse. It has the rare advantage of gardens and land extending to nearly two acres. The wonderful rear gardens include herbaceous borders, a variety of trees, an orchard, kitchen garden and paddock. The five-bedroom house was built circa 1990 and has been a much-loved family home for 21 years; it is energy efficient and enjoys an ideal south facing orientation.

- Modern detached family house with gardens and land
- Versatile accommodation of more than 2000 sq ft plus an integral garage
- Energy efficient and with an EV charger
- South facing orientation at the rear
- Potential to extend and develop the property subject to planning permission
- Double garage and off-street parking
- Gardens and land extending to 1.9 acres, all private and enclosed
- 10 miles from the A1(M) giving access to the national motorway network

This detached house is bright and light with many of the windows facing due south across the gardens and land and beyond to open countryside. On the ground floor the layout is arranged in a pleasing and practical circular format connecting the principal rooms. The kitchen/breakfast room has a fitted kitchen with range cooker and ample space to accommodate a family-sized breakfast table; doors open to the garden and conservatory. At the front is the study. The formal dining room has glazed double doors giving access to the large conservatory which provides an ideal family space with its abundant natural light and doors to the secure and private garden. In addition, there is a well-proportioned sitting room with a wood-burning stove, windows on

two sides and sliding doors that open south onto the terrace. Upstairs, three of the five bedrooms enjoy far-reaching views. The principal bedroom has an en suite bathroom with a three-piece suite and natural light. Above the garage is a large bedroom, double aspect with skylights and eaves storage. Together with its adjacent cloakroom it could make a self-contained suite. On the first floor, there is also a house bathroom with south-facing window and a useful walk-in airing cupboard.

Outside

A block-paved driveway leads to the front of the house providing ample space for the turning and parking of up to three cars. The integral double garage has an electric door, power, light and a Zappi EV charger designed to work with a solar PV system. On the eastern side return is a storage shed, ideal for bicycles. On the western side, recently constructed double timber gates give access to the rear garden where a gravelled drive continues southwards, lined on one side by a well-established laurel hedge and on the other by a planted border. It passes the kitchen garden and provides potential vehicular access to the double-width gardens and far paddock. A garden gate opens to the productive kitchen garden with a potting shed, enclosed by high hedging with a central rose bush encircled by clipped box hedging around which are beds planted with vegetables and soft fruits. Abutting the house is a sunny paved terrace, sheltered and enclosed by a mellow brick wall, facing a lawned garden framed by abundantly planted herbaceous borders. Beyond are extensive lawned gardens with two timber sheds and a variety of well-established trees including willows, an orchard and raised beds on the western side. At the far end, behind a 5-bar gate within a timber fence, is the enclosed

paddock which has an avenue of young oak, ash, chestnut, willow and beech trees on its western boundary. This is a tranquil space with green open space on all sides.

Environs

Linton on Ouse is a village with a thriving community that lies on the northern bank of the river Ouse. It has a range of amenities including a village hall, primary school with a ‘Good’ Ofsted rating as well as a playing field and children’s playground. Within the village is the ‘College Arms’ public house and on the

outskirts is Linton Lock Inn with popular riverside walks alongside; nearby are some fine local pubs/eateries. The village lies within the catchment of Easingwold School, co-ed Queen Ethelburga’s is some five miles away and the independent schools in York are very accessible to the south. Beningbrough Hall and Aldwark Manor Spa Hotel both lie within a few miles. The village is well connected to road networks via the Aldwark Toll Bridge across the river Ure that gives rapid access southwest to the A59 York-Harrogate road and A1M (10 miles) and northeast via the A19.



Tenure: Freehold

EPC Rating: C

Services & Systems: All mains services.
Gas central heating

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

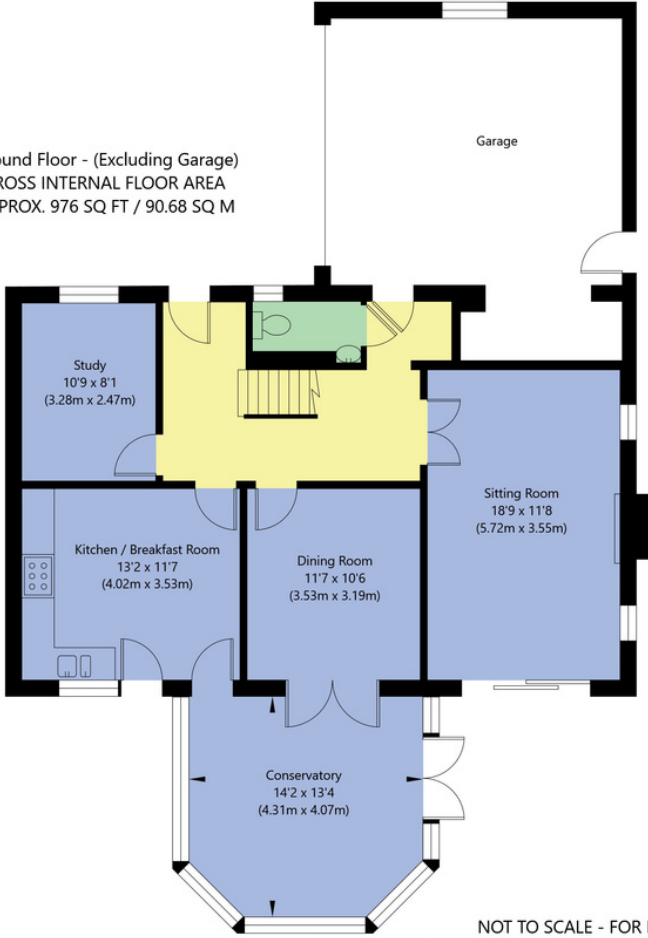
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk

Directions: Head into the village from the east and, passing the pub on the right, Beech Tree Court can be seen clearly signposted on the left hand side. Head into the cul de sac and No.4 can be found on the far left.

4 Beech Tree Court, Linton On Ouse, York, YO30 2AW

Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 976 SQ FT / 90.68 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1043 SQ FT / 96.89 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2019 SQ FT / 187.57 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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City	Country	Coast
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