

Blenkin

& Co

CHARTERED SURVEYORS



LANE END FARM • ALNE • YORK





LANE END FARM

Station Road, Alne,
York YO61 1TS

*Easingwold 3 miles • York 12 miles
Thirsk 13 miles • Harrogate 19 miles
Leeds 32 miles*

Opportunity to acquire an outstanding family house in two acres with disused farm buildings, located on the edge of a premium North Yorkshire village



Porch • entrance and staircase hall • sitting room • TV room/snug • study • playroom • kitchen/dining/family room • pantry • utility room • principal bedroom suite with dressing room • bathroom and sitting area • 5 further bedrooms • 2 further dressing rooms • 2 further bathrooms.

Gardens • hardstanding • land

Disused agricultural buildings, some with pp

In all some 2 acres

For Sale Freehold

Formerly the station house at Alne, the property dates from the early twentieth century and is discreetly positioned at the edge of the village and adjacent to the railway line, standing in some two acres. This classic, double-fronted Victorian house, rendered with a pantile roof, was skilfully extended by the current owners in 2019 creating an outstanding family home. Attached farm buildings were developed to create a superb eastern wing that incorporates a 50 ft kitchen/dining/family room. Planning permission is in place, along with architectural plans, to continue the development of attached single storey outbuildings, extending the 4130 sq ft house further to create an additional wing overlooking a central courtyard. Lane End Farm is offered as a substantial family house, beautifully styled using high specification fixtures and fittings, with the potential to create additional accommodation.

- Detached period house set in a large plot of 2 acres
- Versatile accommodation of more than 4130 sq ft arranged over 3 floors
- Full of character with beautifully appointed interiors throughout
- Outstanding kitchen and bathroom fittings
- Low maintenance, south-facing garden designed with children in mind
- Range of outbuildings (some with pp) offering scope for development
- Ideal opportunity to create ancillary or holiday accommodation
- Edge of popular North Yorkshire village
- Convenient for Easingwold and York

The entrance porch opens to the central staircase hall, illuminated at its far end by a contemporary floor-to-ceiling window. In this

original part of the house lies the 24 ft sitting room, part-panelled, which includes a full-height window facing south across the garden, engineered oak floorboards of herringbone design, tall column radiators and a fireplace housing a woodburning stove flanked by a stylish recessed wood store. At the other side of the hall is the TV room/snug also with elegant wood panelling. The recent extension features the kitchen/dining/living room which is double height and extends some 50 ft with bespoke skylights and bifold doors opening south onto the garden terrace. The kitchen itself has a concealed walk-in pantry, silestone work surfaces, a large island unit with family-sized breakfast bar, a 2-in-1 tap with filtered cold water and boiling water, and both Bosch and Neff integrated appliances including a microwave oven, larder fridge and freezer, wine fridge and coffee machine. Alongside is a utility/laundry room and 4-piece bathroom with freestanding bath tub. This entire area has been fitted with underfloor heating. The playroom has storage options and French doors that open south onto the terrace and children's play area.

Upstairs the principal bedroom suite is arranged over two floors and sits on the eastern wing. This self-contained space is skilfully designed to incorporate a dressing room, bathroom, sitting room and an independent staircase to the bedroom with skylight and eaves storage. Also accessed from the central landing are three further bedrooms, all with fitted wardrobes and wooden louvre window shutters. The spectacular house bathroom includes a double vanity unit, a walk-in rainforest shower with a seat and a showcase cast-iron circular bath tub on a reinforced floor. On the third floor are two

further double bedrooms, both with bespoke dressing rooms alongside, skylights and eaves storage.

Outside

The property is approached off a private drive at the foot of the railway bridge. It leads to a generous area of hardstanding and a number of farm buildings in various states of disrepair and all requiring renovation/development. The house has been extended and is largely orientated to face south across its lawned

garden. The lawn has been levelled to create a children's football pitch and playpark area. At the far southern boundary, the garden stands back from the railway line behind a wire fence and ditch.

There is current planning permission to develop the piggery, which is attached to the main house and could become a suite of rooms accessed via the kitchen/dining/living room or ancillary accommodation.



Tenure: Freehold

EPC Rating: E

Services & Systems: Mains electricity, water. Private drainage. Oil 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: Approaching the property from the A19 via Forest Lane, turn right at the T-junction onto Station Road. Take the first right immediately after the railway bridge where the property can be found, set back from the road.

Environs

Alne is one of the most sought-after villages in this corner of North Yorkshire, lying two miles west of the A19, close to market town Easingwold and north of York. Harrogate, Leeds, the A1(M) and the national motorway network are all easily accessible via Aldwark

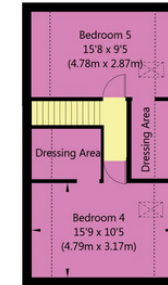
Bridge. The village has a café, church, village hall, pub, bus service and recreation ground with sports field as well as a primary school. The 4-star Aldwark Manor Golf and Spa Hotel which has a swimming pool and gym can be found in the adjacent village, and the award-winning village stores and post office are in the

neighbouring village of Tollerton. Easingwold has a secondary school and a range of amenities. Cundall Manor and Queen Ethelburga's College are both within eight miles and the independent schools in York can be reached within half an hour.

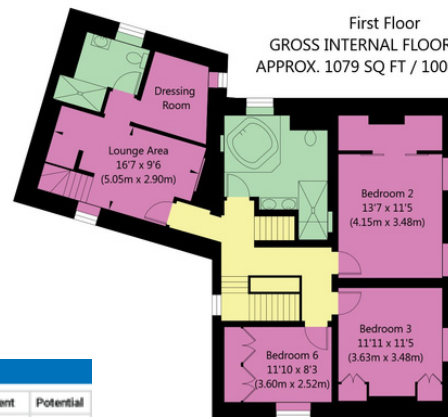
Lane End Farm, Station Road, Alne, York, YO61 1TS



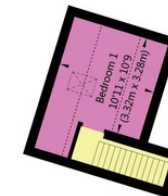
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 458 SQ FT / 42.59 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1079 SQ FT / 100.24 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 175 SQ FT / 16.28 SQ M



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		70 C
39-54	E	50 E	
21-38	F		
1-20	G		



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4139 SQ FT / 384.61 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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City Country Coast