



## Yearsley, York Guide Price £995,000

A simply stunning contemporary home set in around 2.85 acres located in an idyllic village lying within the breathtakingly beautiful Howardian Hills, designated as an Area of Outstanding Natural Beauty yet only 13 miles north of York. Featuring flexible living accommodation across 2 floors that will appeal to both house and bungalow hunters alike. Rose Cottage provides impressive open plan living space and up to 4 double bedrooms (2 with en-suites) complemented by generous parking, 4 purpose built stables and a quite remarkable 2 acre meadow and wildlife garden blessed with glorious far reaching rural views.

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### Inside

An oak framed storm porch and reception hall with oak staircase leads into a stunning 674 sq ft (62.62 sq m) open plan living area that includes a 17'4" (5.28m) high vaulted ceiling with galleried landing above, wood burning stove, 2 sets of double doors opening out to the rear and 29'0" (8.85m) long dining and kitchen area featuring expansive granite worktops, dining bar, generous base and wall storage, AGA (electric) and integrated appliances.

A 20'8" (6.29m) long inner hallway leads off into 3 versatile double bedrooms (1 with en-suite shower room), a luxuriously appointed bathroom and a larger than average utility room.

The first floor galleried landing leads off into an outstanding principal bedroom suite that includes fitted wardrobes, dressing area, rural views and a stylish en-suite shower room.

Other internal features of note include oil fired central heating (underfloor heating on the ground floor with radiators on the first floor) and double glazing.



### Outside

Externally a gated driveway provides generous parking and leads around to the rear of the property where there is a purpose built block of 4 stables, carport and an adjoining general purpose storage shed.

The beautifully landscaped 2 acre meadow was created by the current owners primarily to attract wildlife and to also provide an idyllic haven of untamed beauty of meandering pathways that lead through settled tall grasses that include Yorkshire Fog (*Holcus Lanatus*), a magnificent patchwork of wildflowers and a profusion of trees and specimen shrubs that include beech, oak, English walnut, tulip poplar, white beam and Italian alder complemented by variety of fruit trees and a kitchen garden.



Acting as a corridor from Yearsley forest and the stretch of wood heading down the valley towards the breathtaking Oulston reservoir, the garden attracts an abundance of wildlife and is resident to finches, hedge sparrows, field fayres and snipe in the winter.

### Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

### Energy Efficiency

This property's current energy rating is C (76) and has the potential to be improved to an EPC of B (82).



### Council Tax & Postcode

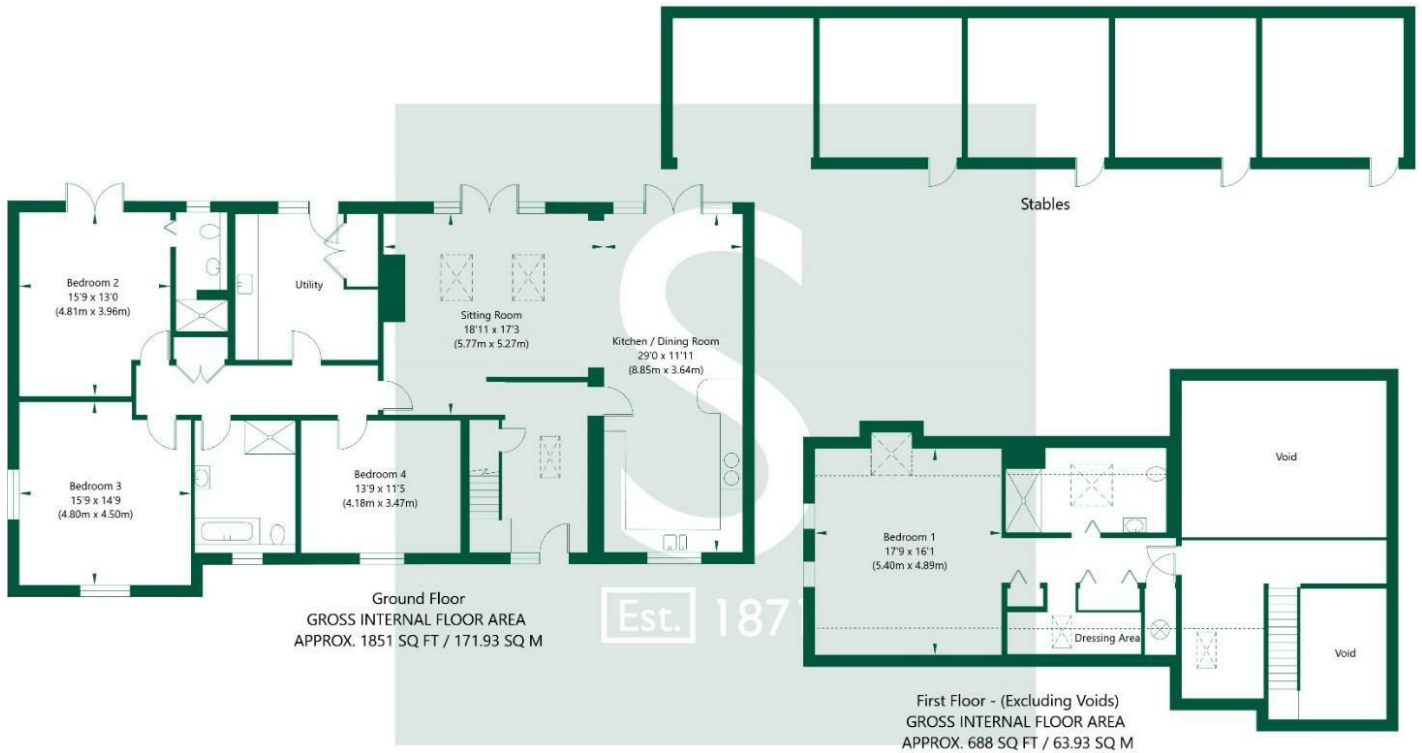
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 4SL.

### Tenure

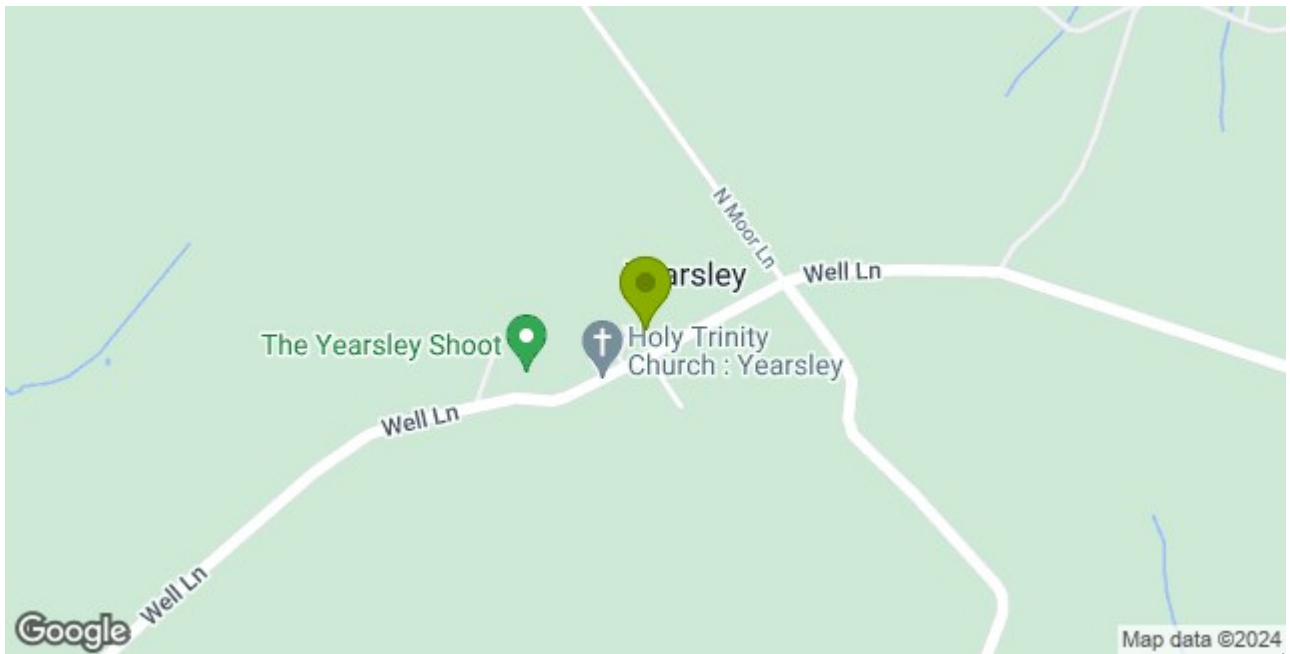
We have been informed by the vendor that the property is freehold.



Yearsley, York, YO61 4SL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2539 SQ FT / 235.86 SQ M - (Excluding Stables and Voids)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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