



## Alne, York Guide Price £850,000

An individually designed, discreetly positioned 4 bedroom detached property set in approx. 1.25 acres on the rural fringes of the highly regarded village of Alne enjoying glorious countryside views and featuring luxuriously appointed living space complemented by extensive off road parking, garage, car port and a converted stable which now offers around 220 sq ft (20.44 sq m) of air conditioned home office space, studio or gym.

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### Inside

The beautifully presented living accommodation provides a spacious sitting room with bi-folding doors out onto an elevated all-weather decked seating terrace with meadow views and a double sided wood burning stove which also serves the impressive 37' (11.28m) long dining kitchen and living area which offers further bi-folding doors and terrace access off the living area and a superbly appointed kitchen that features expansive granite worktops with dining bar, generous range of base and wall storage cupboards and integrated appliances to include induction hob, fan assisted oven and grill, microwave, fridge, freezer, dishwasher, washing machine and tumble dryer complemented by a cloakroom and wc leading off.



A 43.6" (13.26m) long inner hallway with courtyard views and cloaks storage cupboard leads off into a superb 318 sq ft (26.55 sq m) principal bedroom with walk-in wardrobe and luxuriously appointed en-suite bathroom, 3 further double bedrooms (all with meadow views) and a stylish shower room.

Other internal features of note include oil fired radiator central heating and double glazed sash windows.

### Outside

A gated driveway leads down to a generous parking area, 29' (8.84m) long garage, car port and a former stable block which has been converted to now offer a 222 sq ft (20.44 sq m) double glazed and air conditioned home office plus an adjoining store. The formal gardens, landscaped by a RHS Chelsea Gold Medal Winner, enjoy church and meadow views, paved and elevated decked seating areas, double glazed insulated summer house with power and heating, greenhouse, secluded courtyard and a generous kitchen garden featuring a number of raised beds.



The property, driveway, outbuildings and formal gardens extend to around .42 of an acre and the adjoining grass paddock of approximately .83 of an acre which was previously used as a commercial growing area and borders the River Kyle benefits from independent gated access and provides an idyllic haven with meandering pathways, wildflower meadow area and a fabulous stone bench that was originally an exhibit at a RHS Chelsea Flower Show.

### Planning Potential

It is also worth noting that planning permission was granted in 2019 (now lapsed) in respect of the former stables for "the demolition of existing domestic outbuilding in a conservation area and construction of a replacement detached domestic garage/store"

Further information can be found by searching North Yorkshire Council's planning portal at [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Applications Number 19/00077/FUL

### 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 D (66) and has the potential to be improved to an EPC of C (74).

### Council Tax & Postcode

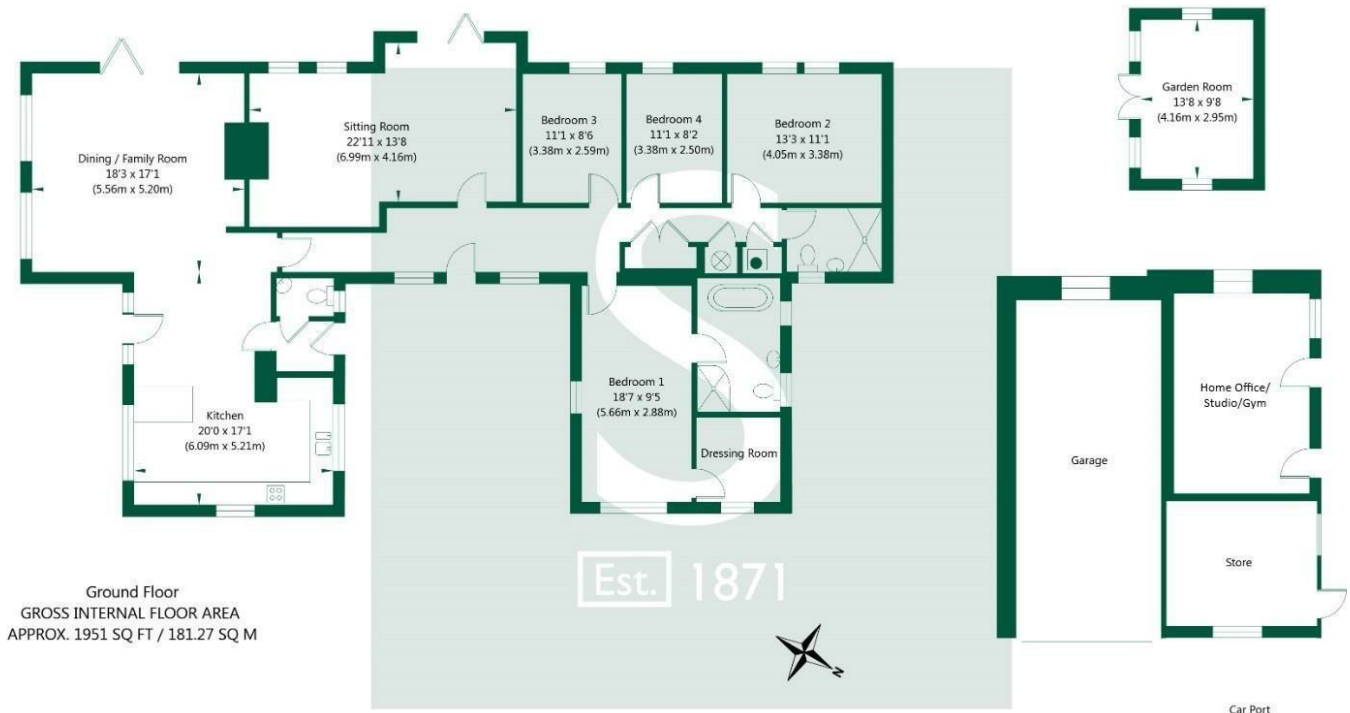
This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 1RX.

### Tenure

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



Church Wind , Alne, York, YO61 1RX



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1951 SQ FT / 181.27 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1951 SQ FT / 181.27 SQ M - (Excluding Outbuildings)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Outbuildings



Stephensons

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Knarborough	01423 867700
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Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
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- N J C Kay BA (Hons) pg dip MRICS
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Associates

N Lawrence

