



Flaxton, York Guide Price £650,000

A fabulous 4 bedroom detached period property of immense charm and character located within the picturesque village of Flaxton, featuring an architect inspired extension and an impressive dining kitchen with bi-folding doors out into a delightful walled rear garden.

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Location Overview

The picturesque village of Flaxton is situated around 9 miles north of York and 9 miles west of Malton and just a mile off the A64, a 40 mile drive to the coast and 10 minutes to the Howardian Hills and Castle Howard. A perfect village location with diverse choice.

Property Overview

Believed to have origins dating back as far as the mid 19th Century, Rose Cottage was comprehensively renovated in the late 1990's to include a unique and beautiful rear extension, drawn and planned to every detail by the family's architect. The house has been tastefully modernised to give it a contemporary feel whilst cleverly retaining its original character.



Inside

An 18'4" (5.58m) long hall with flagstone flooring and high vaulted ceiling leads into a stunning dining kitchen featuring a bespoke oak kitchen with generous storage, expansive granite worktops and integrated appliances complemented by bi-folding doors off the dining area allowing access out into the delightful rear garden. The 24'3" (7.39m) long living room includes exposed beams, oak flooring, rural views and a wood burning stove.

The ground floor living accommodation also includes a cloakroom/wc, utility room and access into the integral garage off the hall.



The first floor landing features a fabulous stained glass window and leads off into a 17'8" (5.38m) long dual aspect principal bedroom with rear garden views and high vaulted ceiling, 3 further double bedrooms (2 with built-in wardrobes and 2 with rural views) and a stylish bathroom with heated towel rail and both a bath and separate large, well-proportioned, walk-in shower.

Other internal features of note include underfloor heating (oil fired) and the original 1990's sealed unit double glazed sash windows.

Outside

A gravel double width driveway provides parking and access into an integral 17'8" (5.38m) long garage with power and light connected.

The delightful rear garden provides a generous paved seating area, lawn and a decked terrace with pergola and versatile brick built storage shed landing off.



Services

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

Energy Efficiency

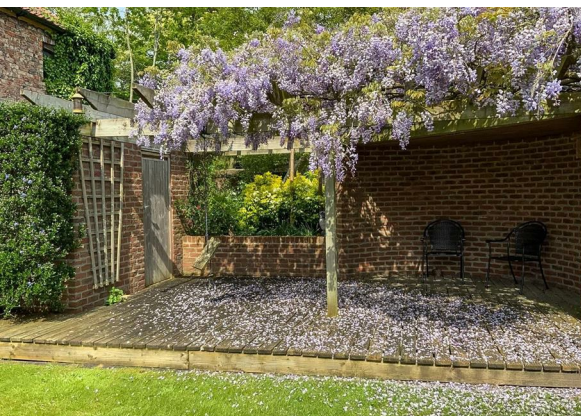
This property's current energy rating is D (64) and has the potential to be improved to an EPC of C (79).

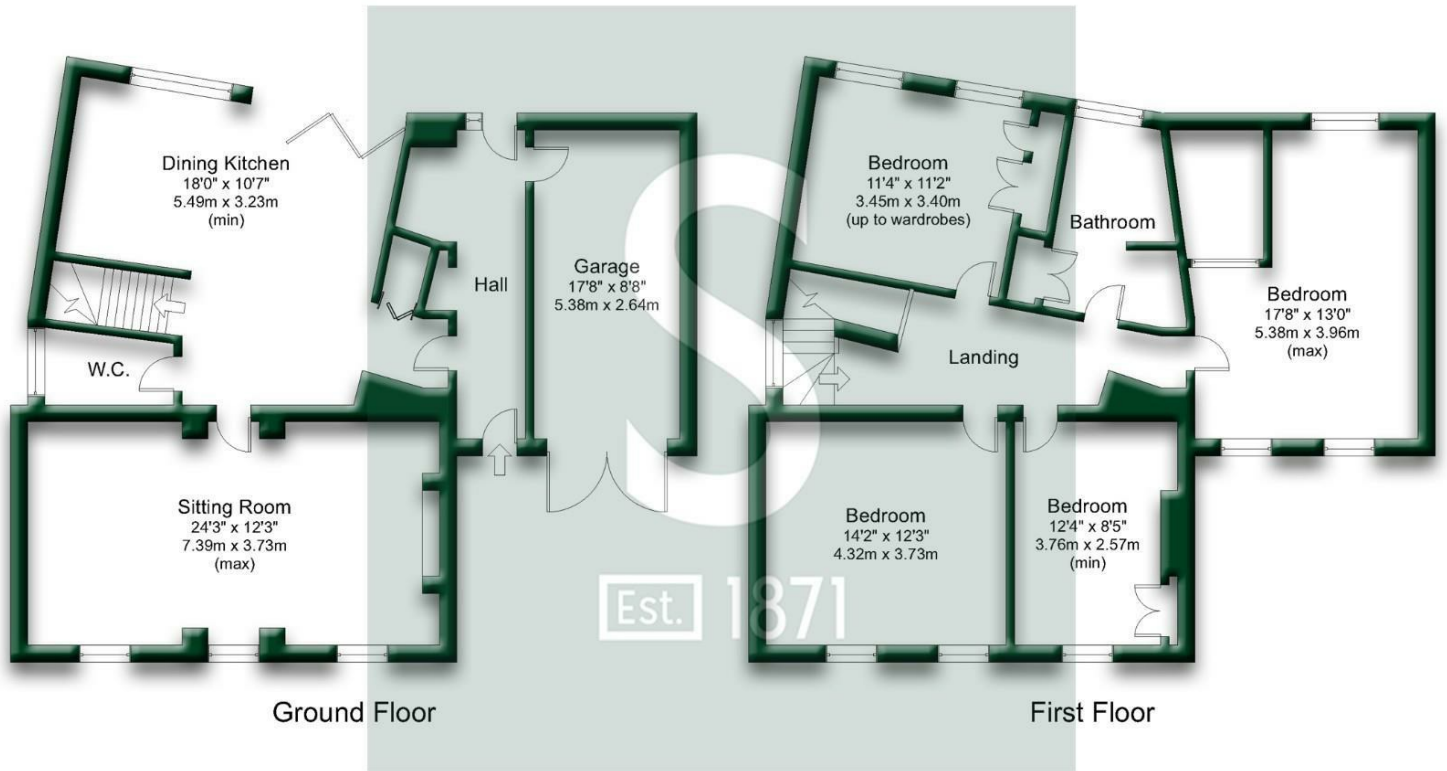
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of C. The postcode for the property is YO60 7RJ.

Tenure

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





Gross internal floor area excluding Garage (approx.): 162.3 sq m (1,748 sq ft) Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



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