



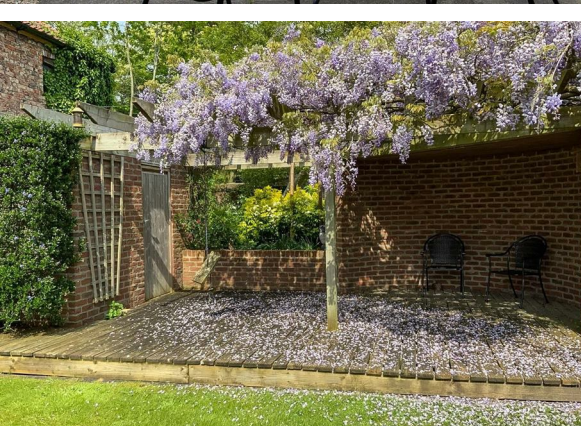
## Rice Lane, Flaxton Guide Price £650,000

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.

\*\*\* SOUGHT AFTER VILLAGE LOCATION \*\*\*

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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.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

D

## Council Tax

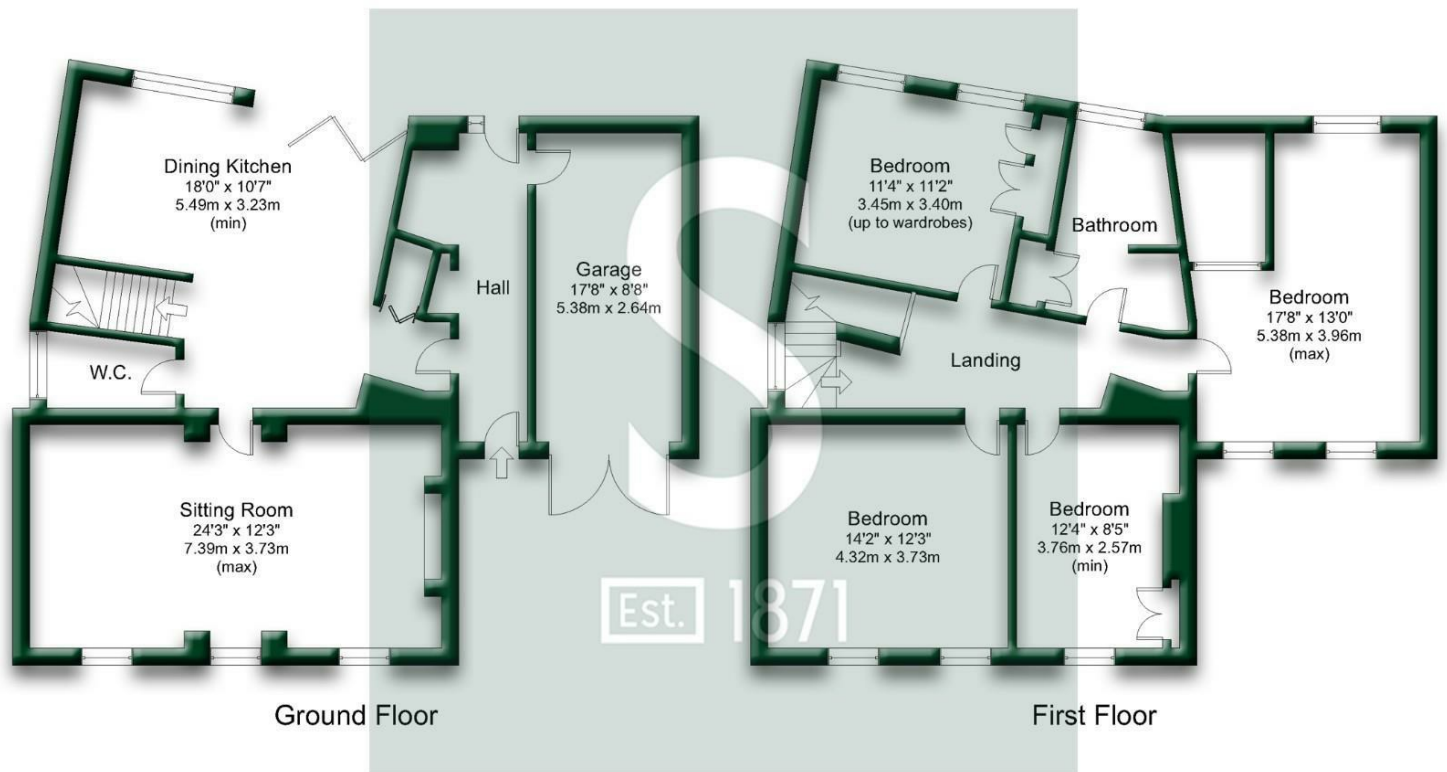
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## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



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Gross internal floor area excluding Garage (approx.): 162.3 sq m (1,748 sq ft) For illustrative purposes only.



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