



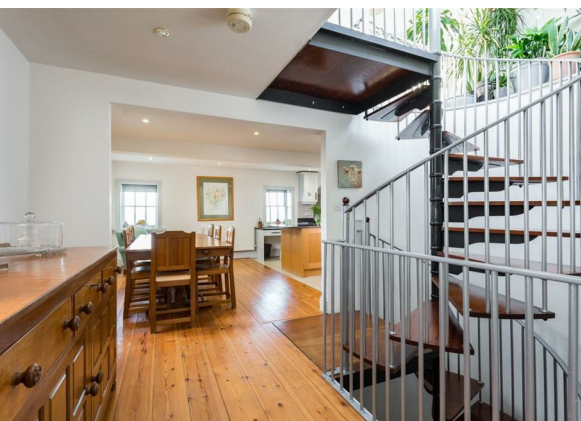
## Alne, York Guide Price £699,950

\*\*\* WATCH OUR MEDIA TOUR NOW \*\*\* A simply stunning conversion of a fascinating Grade II Listed Victorian malthouse located on the rural fringes of Alne, just under 10 miles north of York and boasting almost 3,000 sq ft of flexible living space across 3 beautifully presented floors.

\*\*\* ORIGINAL FEATURES & "LOCK UP & GO" GARDENS \*\*\*

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## Property Overview

This substantial Grade II Listed country home, believed to have been originally built around 1860, forms part of a fascinating former Victorian Maltings that was converted in 2003 to create 6 unique properties. Chute House is the largest of the original malt house conversions and is blessed with a wealth of original features that include iron columns on the ground floor where the barley was malted and some incredible exposed beam on the first floor where the grains were stored.

The picturesque and thriving village of Alne is an absolute favourite for commuters to York, Thirsk, Harrogate and Leeds. The village offers a host of amenities that include a primary school (rated "outstanding" by Ofsted), a cosy country inn, cafe, farm shop, a fantastic recreation ground, a popular and well used village hall together with Alne Cricket Club which runs two teams in local league cricket and boasts its own clubhouse and bar. The village is also famous for its annual Street Fayre which was rated by The Times as one of the Top 20 UK Family Days Out.

## Ground Floor

The magnificent 23'0" (7.01m) long reception hall that welcomes you to Chute House features 3 cloaks storage cupboards, stone flagged flooring, original iron columns and a spiral staircase leading up to the stunning living space.

The ground floor includes a principal bedroom with built-in wardrobes luxurious en-suite shower room, 2 further double bedrooms (1 with an en-suite dressing room and living area), house bathroom with both bath and separate walk-in shower plus a fabulous study area with fitted shelving and a fixed oak desktop.

## First Floor

Accessed off the spiral staircase the first floor landing leads off into the outstanding living, dining and cooking space that includes a 22'8" (6.92m) long dining kitchen with generous storage, granite worktops, central island, pantry cupboard and far reaching rural views from 2 deep silled windows complemented by a utility room and cloakroom/wc leading off.

The stunning living room features an impressive 15'6" (4.72m) high vaulted ceiling with exposed beams, feature fireplace and steps leading up into a simply charming snug that has retained the original grain chute and iron truss work.

## Second Floor

Accessed via the 3 floor spiral staircase, the second floor provides the versatility of being either a great working from home space or a gorgeous guest bedroom with it's own en-suite bathroom.

## Outside

The Maltings is home to 6 unique properties and the 5 conversions of the original Malthouse share a dual entry and exit driveway that provides both residents and guest parking. Steps lead down from the shingled parking spaces to a sheltered seating area and the front door.

Further parking and a single garage with power, light & water connected are located at the rear of the property.

The delightful rear garden has been landscaped to create a beautiful low maintenance "lock & go" area that is part paved, part decked and features railway sleeper flower beds and rounded riverbed pebbles.

## Agents Note

The vendor has informed us that The Maltings has an informal residents group that meet twice a year to discuss the maintenance of the communal areas with each property currently paying £10 per month towards the upkeep of the hanging baskets and hedge cutting.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 1600 \* Mbps download speed

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

## EPC Rating

E

## Council Tax

E - North Yorkshire Council

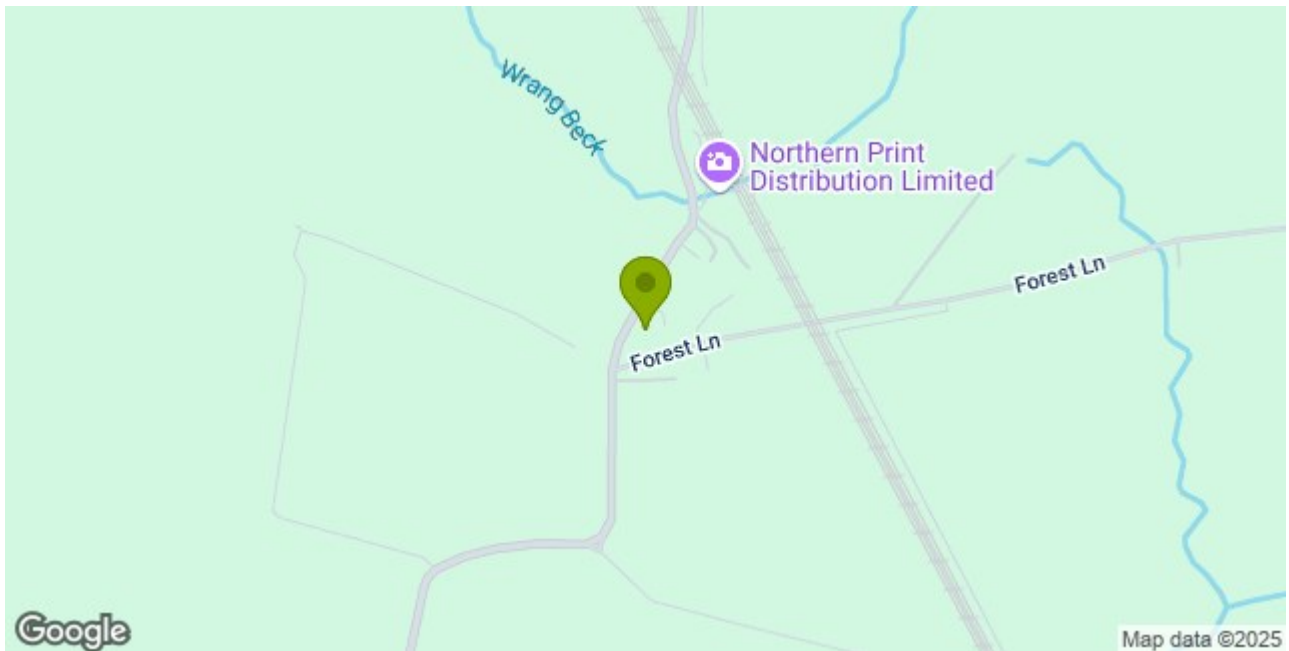
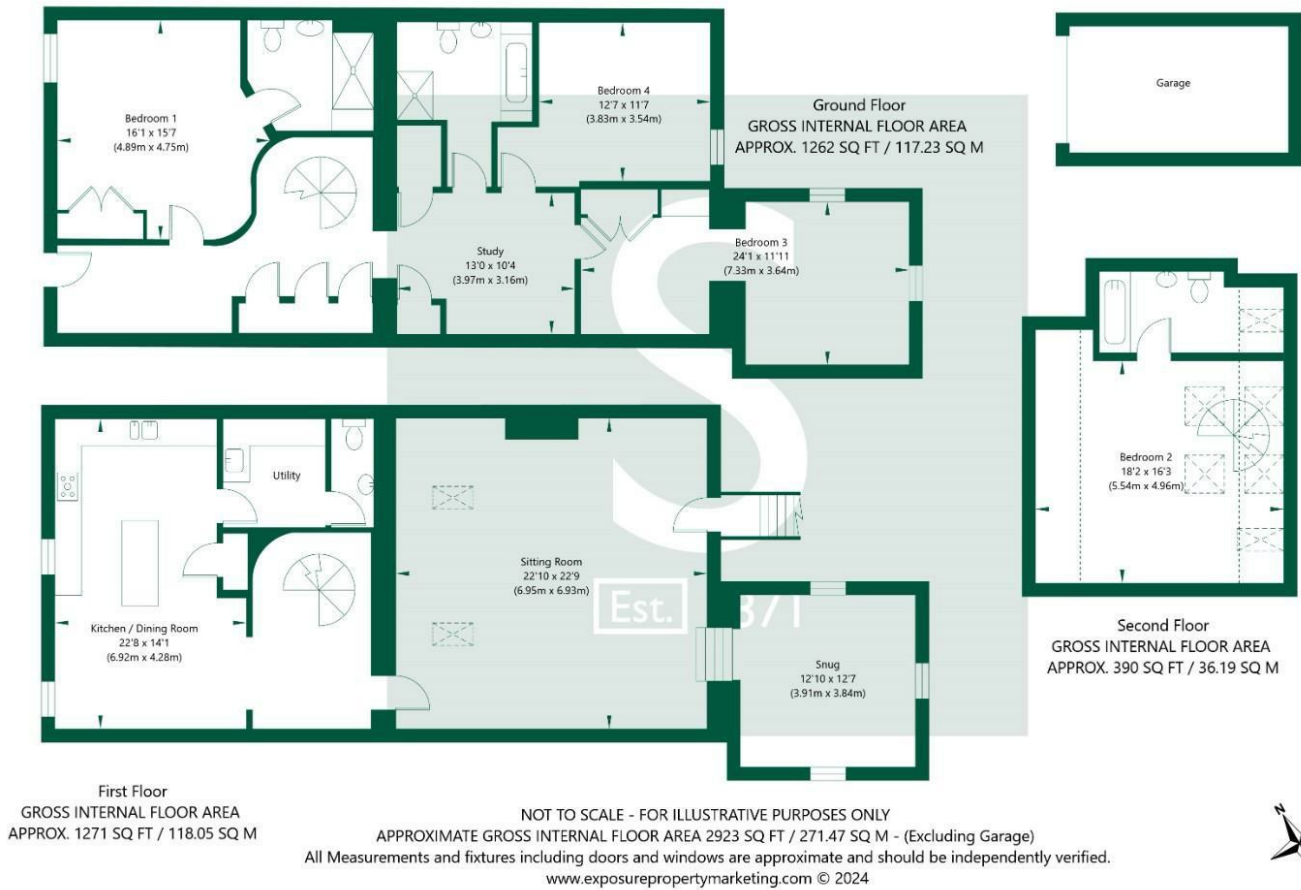
## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

# Station Road, Alne, York, YO61 1TP



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