



## Main Street, Alne Guide Price £725,000

A beautifully presented 3 bedroom detached period property discretely positioned within gardens and grounds approaching one fifth of acre on Alne's picturesque Main Street. Features include extended ground floor living space and an incredibly versatile annexe currently used as a fabulous home office, games room and gym.

\*\*\* STUNNING 25'8" (7.82m) LONG DINING KITCHEN \*\*\*

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## Inside

The extended ground floor living accommodation features a cloakroom/wc, charming snug with underfloor heating and a red brick feature fireplace (with provision for an open fire or wood burning stove) plus an impressive 22'6" (6.86m) long sitting room with exposed beams and a wood burning stove. The stunning 25'8" (7.82m) long dining kitchen features further underfloor heating and a high specification kitchen by John Kirby Interiors that includes expansive milestone worktops and generous storage, complemented by integrated appliances (dishwasher, washing machine and tumble dryer), freestanding appliance space and a substantial central island with period style twin sink unit, dining bar and further storage. The dining kitchen also features 3 remote controlled double glazed skylights with rain sensors and 14'9" (4.50m) wide bi-folding doors opening out onto a paved seating area.

The first floor landing leads off into a primary bedroom with fitted wardrobes and en-suite shower room, 2 further bedrooms and period style house bathroom with freestanding bath tub and a separate walk-in shower.

Other internal features of note include an oil fired central heating system with period style radiators and hardwood double glazed sash windows throughout.

## Outside

A gated 55 yard long driveway provides parking and an EV charging point. The idyllic front garden has been landscaped to provide a lawn, ornate box hedging, shingled pathways and a number of maturing trees and shrubs.

The walled rear garden features a lawn, an expansive paved seating area and a fabulous 329 sq ft (30.53m) annexe.

## The Annexe

Converted from an old red brick barn, this versatile 25'7" (7.79m) long self-contained space is currently used as a home office, games room and gym boasting exposed beams, bi-folding doors out into the rear garden, kitchenette and a shower room with wc.

## 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

\*

## Council Tax

E - North Yorkshire Council

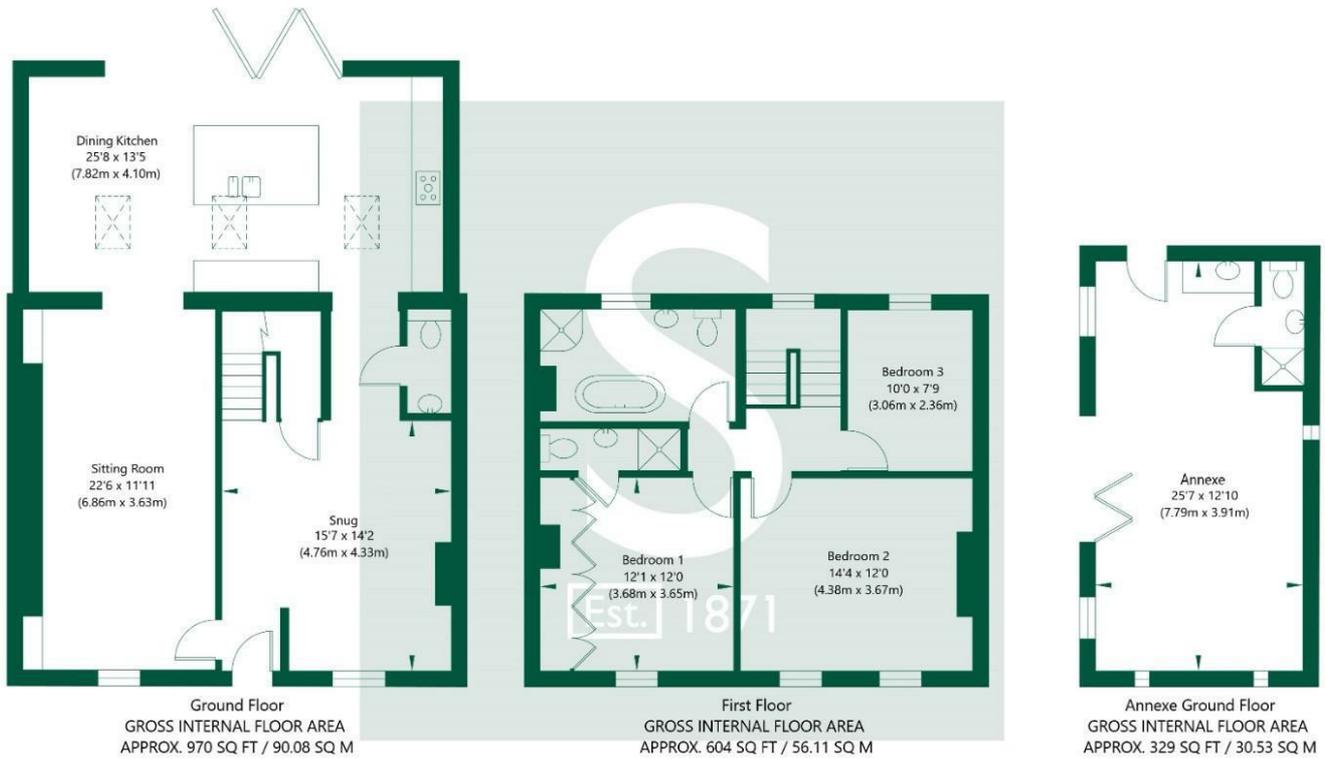
## Current Planning Permissions

No current valid planning permissions

## Viewings

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

South View, Main Street, Alne, York, YO61 1TD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1903 SQ FT / 176.72 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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