



2 The Old Orchard Main Road, Drax

Offers Over £550,000

- Distinguished Detached House
- Dining Room
- 4 Double Bedrooms (3 with En-Suite & B.I. Wardrobes)
- Set in 0.75 Acre
- Open Plan Kitchen & Garden Room
- Elegant House Bathroom
- Well Proportioned Sitting Room
- Utility Room, Cloakroom & Home Office
- Detached Double Garage Currently Used as Gym & Store

An unparalleled opportunity to acquire this extensive family home with a private gymnasium set in 0.75 acres. (Guide price £560,000)

Nestled within a private, gated community, 2 The Old Orchard is a distinguished detached home built in 2017. This exclusive development comprises just two detached residences, offering a rare combination of privacy, modern design, and tranquil surroundings. Set back from the main road, the property ensures a peaceful living experience, with the benefit of half an acre paddock to the rear.

The present owners acquired the property in 2019 and have since carried out a comprehensive programme of works which has seen the house extended, reconfigured and modernised impressively throughout. The major works started in 2022 when a single storey extension was added to the rear elevation to create the perfect garden room. Additionally, the garage was thoughtfully extended to incorporate a dedicated home office, catering to the demands of hybrid and home working lifestyles.

Every room within the property has been meticulously transformed to embody the pinnacle of modern day living. The thoughtful renovations throughout the home are a testament to the owners' impeccable taste and commitment to quality, creating a harmonious blend of style and functionality.

The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms centred around an impressive open plan kitchen. Positioned to the front of the property is a well-proportioned sitting room, with a trio of double-glazed windows to the front elevation and acoustic panelling to one side. An internal pair of black French doors lead into the dining area, having matching acoustic panelling and marble effect tiled flooring throughout.

The dining area effortlessly transitions into the open-plan kitchen and garden room, creating a harmonious space that blends functionality with style. This layout is ideal for those who appreciate dining and entertaining.

The kitchen itself has been carefully designed with navy blue wall and base units extending across three sides, complemented by white quartz work surfaces. The space is equipped with a range of high-quality built-in appliances such as fridge freezer, dishwasher, two wine coolers, oven and grill with induction hob above and a separate oven. Furthermore, there is an instant hot water tap and inset sink.

The garden room forming part of the single storey extension has proven to be a very important part of the property, often used by the owners and enjoying the views across the garden and paddock. A custom design media wall has been installed along the right hand side, while the bi-folding doors along the rear elevation effortlessly connect the interior to the outdoors.

The ground floor is further enhanced by a separate utility room, cloakroom wc and home office, which can also be occupied as a play room or snug depending on the individual(s) requirements.

Ascending to the first floor, a central landing gives access to four well proportioned double bedrooms and a house bathroom. All four bedrooms benefit from a double glazed window and central heating radiator. Of particular note, three out of the four bedrooms are complemented by an en suite shower room and built in wardrobes. The principal bedroom suite is located to the front elevation and extends to over 320 sq.ft, including the impressive en suite.

The internal accommodation is completed by an elegant house bathroom enjoying a white corner jacuzzi bath, floating hand wash basin and low flush wc. There is a white illuminated bathroom mirror and half height surrounding tiling.

The property is approached via Main Road, leading onto a private road that finishes in an exclusive electric-gated community comprising just two detached homes. 2 The Old Orchard will be found nestled in the corner on the left, enjoying an extensive hardstanding area for off street parking.

Immediately to the front is a detached double garage, which has recently been partially converted into a home gymnasium. Inside there is power and lighting connections along with space to the front elevation for appropriate storage. To the right, a designated home office space has been created, and can easily be adapted to suit various purposes, such as a studio, workshop, or additional storage, depending on your needs.

Extending to 0.75 acre, the property's garden is predominantly laid to lawn, offering a generous expanse of green garden space, bordered by the tranquil village church and neighbouring paddocks, the grounds provide a peaceful and picturesque setting, perfect for outdoor enjoyment and those with children.

Directly accessible from the property's rear elevation, or a side gate from the front, the extensive outdoor seating area is laid with high-quality porcelain garden tiles, providing a durable and aesthetically pleasing surface. At its heart, a purpose-built brick barbecue is sheltered beneath a timber-framed apex-roof pergola, offering an ideal setting for alfresco dining and entertaining. Additional seating areas are thoughtfully positioned along the opposing side, ensuring optimal sun exposure throughout the day, perfect for relaxation and enjoying the tranquil surroundings.

2 The Old Orchard is an extraordinary example of a fine detached property, showcasing some luxurious living space. Extending to almost 2,000 sq. ft. of internal accommodation, the property provides extensive and versatile living space whilst occupying magnificent grounds of 0.75 acre. As the acting agents, we strongly advise an inspection at the earliest opportunity. All viewings are strictly by appointment only.

Tenure: Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected. Oil central heating.

Broadband Coverage: Up to 1600* Mbps download speed

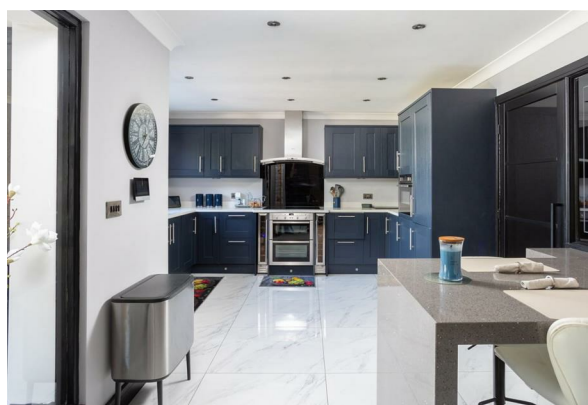
EPC Rating: 79 (C)

Council Tax: North Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

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

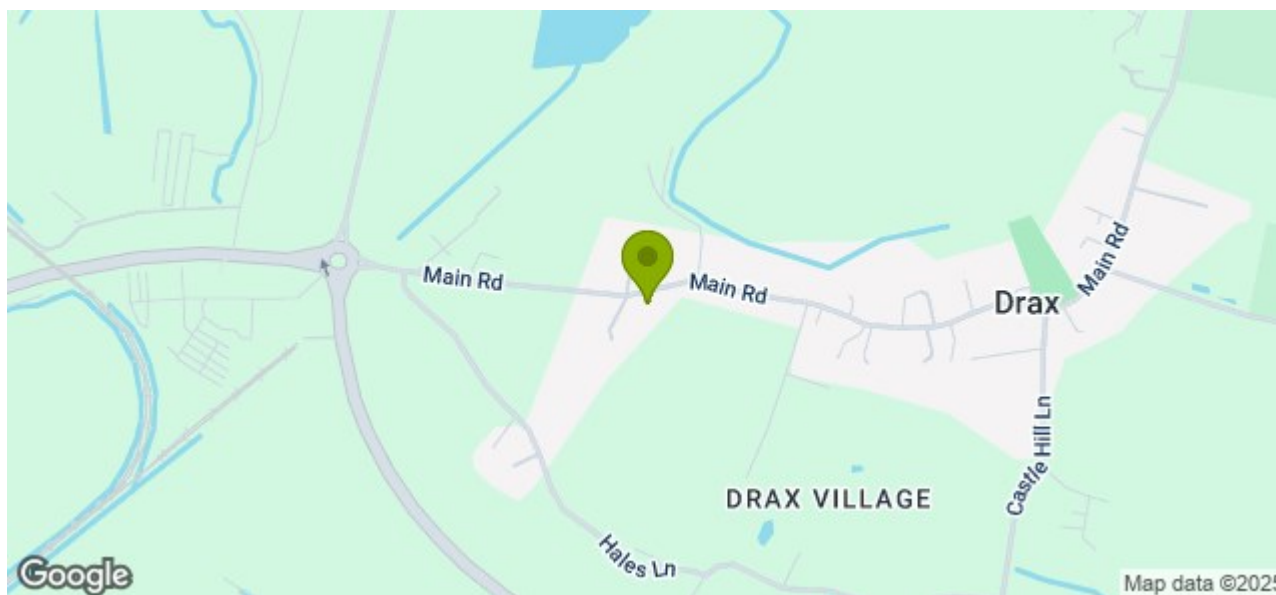




The Old Orchard, Main Road, Drax, YO8 8NJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1989 SQ FT / 184.81 SQ M - (Excluding Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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