

WESTGATE
MAIN STREET
COLTON





WESTGATE | MAIN STREET | COLTON | LS24 8EP

A substantial detached family home
located in this desirable village position adjacent to open countryside

Entrance Hall | Sitting Room | Dining Room | Study

Kitchen | Living/Garden Room | Utility Room | Shower Room/wc

Five Double Bedrooms | Three en-suites | Second Floor Shower Room/wc | Separate wc

Lawned Gardens | Detached Garage

York - 8 miles | Leeds 20.5 miles | Harrogate 24 miles

York Railway station - 7.5 miles | Airport - 25.5 miles

All distances approximate

Council Tax: Band G | Energy Rating: B | Tenure: Freehold



An exceptionally rare opportunity to purchase this substantial detached family home located in this desirable village position adjacent to open countryside.

The property is within easy reach of the A64 giving a direct route to York and the East coast rail network. The A1 is a short distance away. Constructed to high energy efficiency standards, as the EPC reflects, the property incorporates Solar Thermal, Solar PV and Air Source Heat Pump technologies.

Built in 2016 on a 0.67-acre plot, using a bespoke blend of bricks from York Handmade Brick, the property offers superb character and an exceptional eye for detail of design. With quality fixtures and fittings throughout, it truly requires an internal inspection to appreciate this well-planned accommodation. Laid out over three floors, the accommodation comprises: An extremely large, light and welcoming entrance hall, ground floor shower room, sitting room, study, dining room, and utility, together with an extremely spacious, open plan kitchen/garden room. The kitchen is fitted with Chapel Kitchens bespoke handmade furniture and integrated appliances. The garden room has a magnificent picture window overlooking the south facing gardens and bi-fold doors leading to a large patio.

To the first floor is a light and open galleried landing with an open staircase to the second floor, an extremely good-sized principal bedroom with magnificent views, and a large en-suite luxury bathroom and two further dual aspect double bedrooms with en-suite facilities.

To the second floor are two further light and airy double bedrooms, a shower room/wc, separate wc and excellent storage.



OUTSIDE

To the front of the property is a lawned garden with mature boundary hedging, trees and flowering borders. The large gravel driveway leads to a detached garage, 29'2" x 19', with front and rear vehicle access and loft ladder access to boarded loft storage space.

At the rear is a large flagged patio with access from and to the garden to the garden room and sitting room. The extensive lawned private south-facing gardens with extremely well stocked flowering borders, specimen plants, shrubbery and mature boundary hedging and fencing. There is also a feature pond, summer house and garden shed.

SCHOOLS

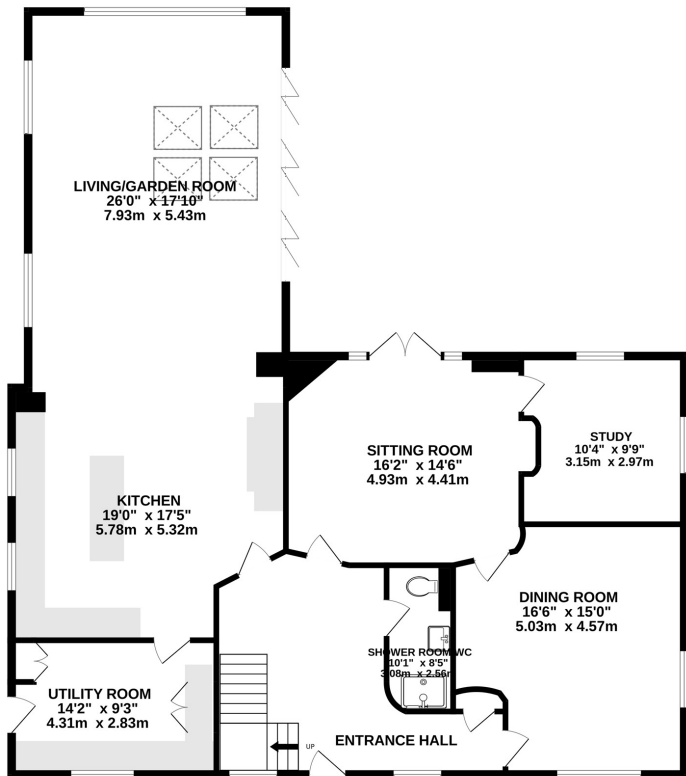
Colton is well served by a range of good schools for all age groups. There are very good primary schools in the neighbouring villages of Appleton Roebuck, Copmanthorpe and Askham Bryan.

Tadcaster Grammar is the most popular state secondary school, and for 16–19-year-olds York College provides a wide range of courses.

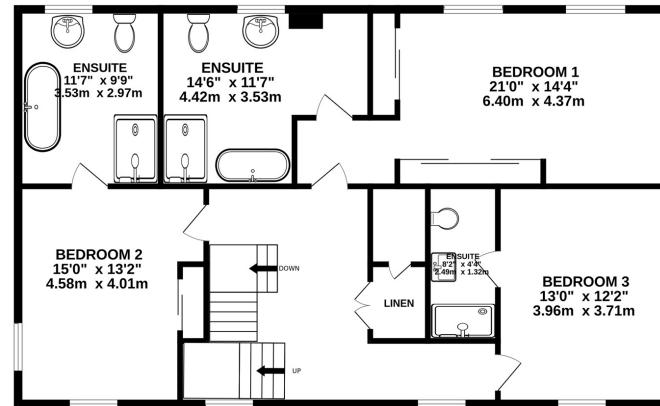
Several village children also attend private schools in York, including St Peters, Bootham School and The Mount.



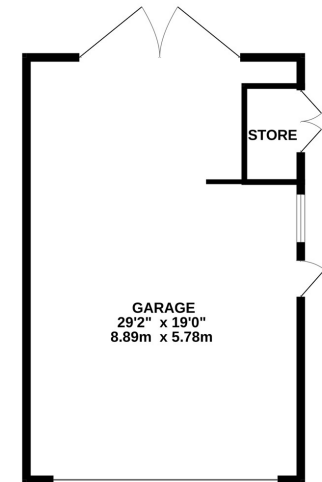
GROUND FLOOR



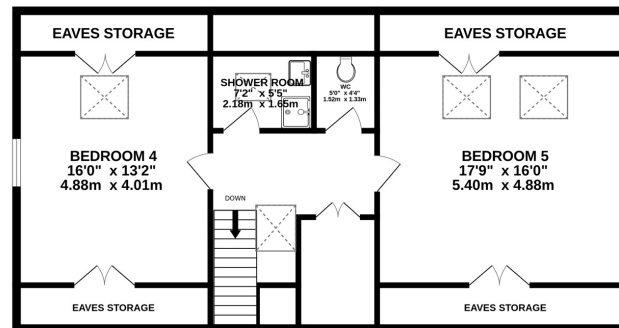
1ST FLOOR



GARAGE



2ND FLOOR



TOTAL FLOOR AREA : 3865sq.ft. (359.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076

WWW.NICHOLLSTYREMAN.COM
ZOOPLA.CO.UK RIGHTMOVE.CO.UK

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein.
The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.