



Elm Tree House, Main Street, Linton On Ouse
York, YO30 2AS

Guide Price £489,950


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Bishops Personal Agents present to the market a fabulously stylish three-bedroom detached house, with wonderful landscaped gardens and stunning rear aspect countryside views beyond, situated in the highly sought after charming village of Linton-on-Ouse. Elm Tree House was built in 2020. This lovely quality home is situated on both the fringes of York and Easingwold, has been given a contemporary twist throughout, by the current owners and in addition the garden contains two outbuildings, currently used as a gym and studio space to run a business! This family home offers generous accommodation throughout, with a superb finish and will appeal to a variety of buyers, including, families, professional couples and those looking to retire. Briefly comprises: Entrance hall with doors leading to the reception rooms. To the front we find the spacious living room, with French doors leading through into the stylish contemporary kitchen breakfast room, with a range of modern grey units and bi fold doors, leading to the garden. A handy utility room and downstairs cloakroom, further compliments the ground floor. From the first floor galleried landing are three bedrooms, the principal with a modern en-suite and a contemporary family bathroom. This property also features an integral garage, perfect for a workshop or car/cycle enthusiast. Outside to the front, is a lovely gated garden with a block paved driveway, providing ample off street parking. A side access gate leads us to the rear of the property, where we find an oasis of landscaped gardens, which have been meticulously maintained with well stocked perennials, flowering plants and fruit trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces and sun terraces, just right for pottering, working or simply relaxing on summer evenings, including a stone pizza oven and hot tub, perfect for outside entertaining. To further compliment this stunning garden, we find a both a gym and an office space, plus a garden shed. The property is ideally placed for the commuter, lying approximately nine miles from York city centre and within easy reach of the York outer ring road and the local villages of Easingwold and Boroughbridge. Sold with no onward chain! An early internal inspection is highly recommended to fully appreciate this superb modern home!

Linton on Ouse is a small village readily accessible to the City of York and the Georgian market town of Easingwold. Linton has a primary school, with further schooling available at Easingwold. Within the village is a village hall, a public house, campsite and marina at Linton locks. Close by is Newton-on-Ouse adjacent to the estate of Beningbrough Hall. The Farm shop which notably serves coffee, cakes, breakfast and lunch, located approximately eight miles to the north west of York. The nearby woods is also popular with dog owners and walkers. Local amenities include a village hall, two public houses and a Church of England church. Also the market town of Easingwold, which offers a wide range of shopping, primary and secondary schooling and leisure facilities. Close by, is the village of Aldwark with the award winning Aldwark Arms public house and Aldwark Manor Golf ,Spa & Leisure Hotel. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants.



Entrance Hall

Front entrance door, understairs storage and radiator*. Staircase to first floor. Doors leading to...

Cloakroom

5' 2" x 3' 0" (1.57m x 0.91m)

Wash hand basin with mixer taps and low level wc.

Living Room

16' 7" x 10' 3" (5.05m x 3.12m)

Double glazed sash windows to front aspect, window to side, and tv point*. French doors leading to...

Kitchen/Breakfast Room

17' 7" x 9' 7" (5.36m x 2.92m)

Fabulous contemporary bespoke kitchen with an attractive range of grey base and wall mounted units with matching granite work preparation surfaces over, inset sink with mixer taps, integral appliances include Lamuna electric oven*, microwave*, induction hob*, ceiling extractor hood* over, double glazed bi folding doors and window to rear aspect and down lighting. Doors leading to...



Utility room

7' 1" x 6' 8" (2.16m x 2.03m)

Handy utility with wall and floor units, steel sink with mixer taps, plumbing for a washing machine, double glazed window to side aspect and doors leading to the garden and garage.

First Floor Landing

Airing cupboard and loft hatch. Doors leading to...

Bedroom 1

14' 5" x 13' 10" (4.39m x 4.21m) At longest points.

Double glazed sash windows to front aspect, tv point* and radiator*. Door leading to...

En-suite

7' 9" x 5' 1" (2.36m x 1.55m)

Contemporary suite in white comprising; Walk in shower cubicle with mains shower*, wash hand basins set in vanity unit with mixer taps, low level wc, double glazed sash windows to front aspect, down lighting and radiator*.



Bedroom 2

18' 1" x 9' 7" (5.51m x 2.92m)

Double glazed sash window to rear aspect, tv point* and radiator*.

Bedroom 3

11' 8" x 9' 10" (3.55m x 2.99m)

Double glazed sash windows to rear aspect and radiator*.

Bathroom

7' 3" x 7' 0" (2.21m x 2.13m)

Contemporary suite in white comprising; Bath with mixer taps and shower head attachment, wash hand basins set in vanity unit with mixer taps, low level wc, double glazed sash windows to rear aspect, down lighting and radiator*.

Garage

18' 2" x 9' 6" (5.53m x 2.89m)

Roller door, power and lighting and a wall mounted boiler*. Door leading to...



Outside

Outside to the front, is a lovely gated garden with a block paved driveway, providing ample off street parking. A side access gate leads us to the rear of the property, where we find an oasis of landscaped gardens, which have been meticulously maintained with well stocked perennials, flowering plants and fruit trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces and sun terraces, just right for pottering, working or simply relaxing on summer evenings, including a stone pizza oven and hot tub, perfect for outside entertaining. To further compliment this stunning garden, we find a both a gym and an office space, plus a garden shed.

Agents Note

EPC Rating B and Council Tax Band E.

Broadband supplier: BT Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

Services - With underfloor heating, gas fired boiler, double glazing, and an impressive energy efficiency rating of B. The property benefits from the remainder of a 10-year NHBC structural warranty, providing peace of mind for years to come.





Energy performance certificate (EPC)

Elm Tree House
Main Street
Linton on Ouse
YORK
YO30 2AS

Energy rating
B

Valid until: **22 March 2030**

Certificate number: **0461-3897-7279-2820-3431**

Property type

Detached house

Total floor area

107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

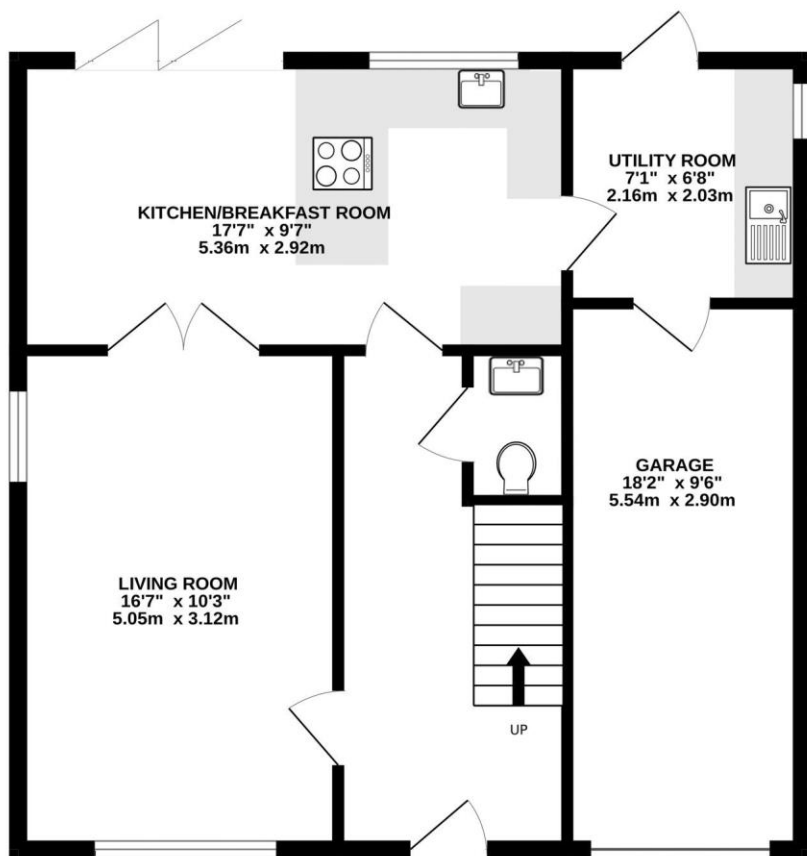
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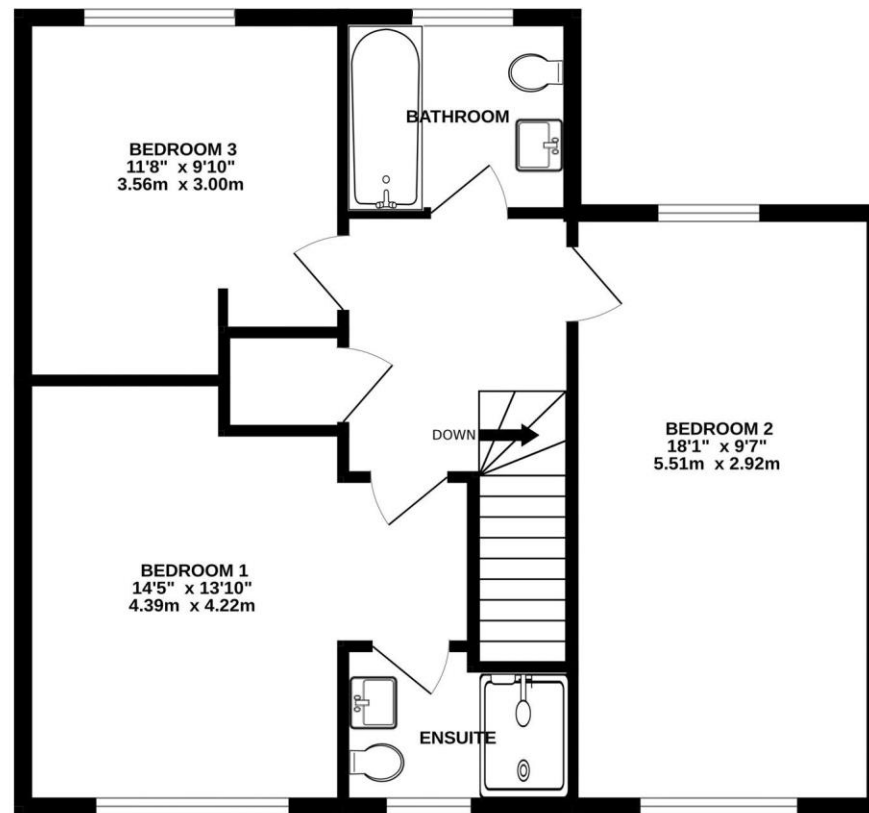
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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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