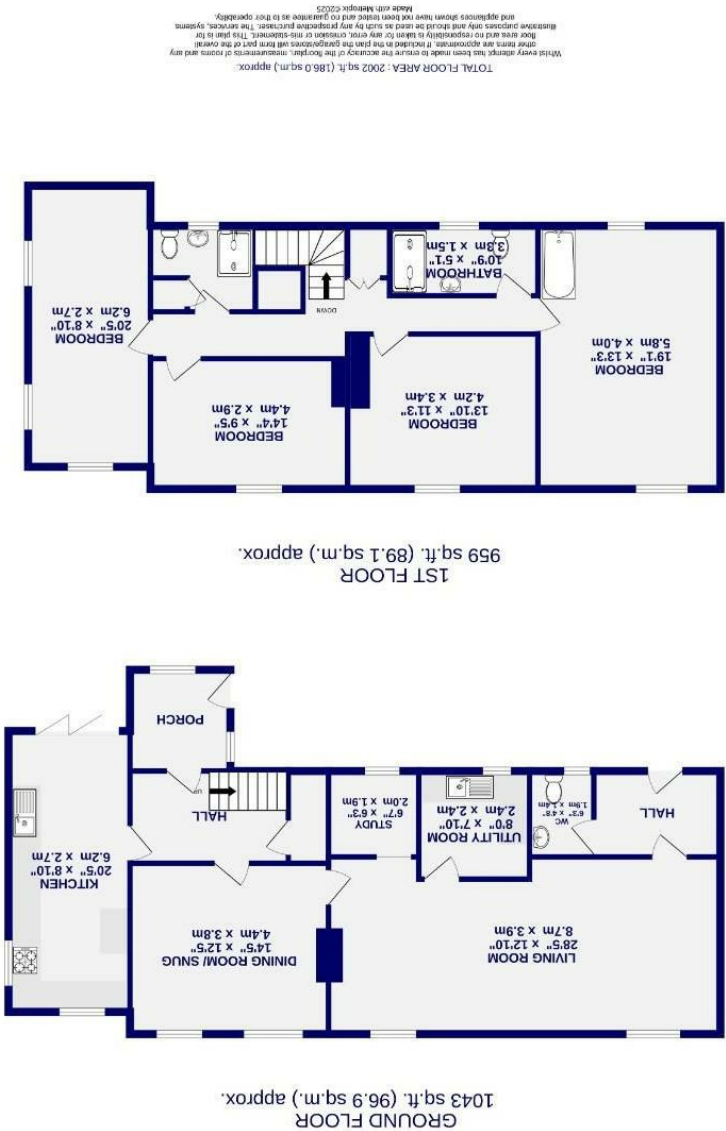




Southfield Grange, Appleton Roebuck, YO23 7EH

Freehold
Council Tax Band - D

- Unique Period Cottage
- Over 2,000 sq ft. Of Living Accommodation
- Four Double Bedrooms
- Two Bathrooms & W.C
- Driveway Parking
- Popular Village Setting
- West Facing Garden
- EPC- TBA



Southfield Grange
Appleton Roebuck, York
YO23 7EH

£585,000



Located in the sought-after village of Appleton Roebuck, Trinity Cottage is a charming period home set back from Main Street in a quiet cul de sac. Enjoying a private, tree-lined position, this immaculately presented home offers a unique layout with spacious and well-appointed accommodation throughout. Nestled approximately eight miles southwest of York, Appleton Roebuck is an idyllic and peaceful village that benefits from excellent transport links to Leeds, York city centre, and the train station. The village itself boasts a highly regarded primary school, a welcoming pub, and regular bus connections to York.

Offering over 2,000 sq. ft. of accommodation, this beautifully renovated home is finished to a high standard throughout. The entrance porch leads into a welcoming entrance hall, providing access to two bright and airy reception rooms, both featuring wood-burning stoves. The heart of the home is the stunning John Lewis kitchen-diner, recently updated and designed for modern living, complete with bi-fold doors opening onto the enclosed garden. The ground floor is further enhanced by a utility room, study, cloakroom, and a convenient WC.

The first floor boasts four generously sized double bedrooms, a spacious landing, and two stylish shower rooms. The impressive master bedroom is a standout feature, complete with a freestanding bath, adding a touch of luxury to the space.

Externally, the property enjoys a west-facing garden, enclosed by traditional brick boundaries for privacy. The garden is primarily laid to lawn, complemented by a patio area in front of the bi-fold doors, a picturesque pond, and well-tended flower beds. Additional storage is available via a brick-built outbuilding. A private driveway is situated at the front of the property, providing off-street parking.

