

Forest Lane, York YO61 1TT

£400,000

Stephensons
land & new homes



Plot 2 is an attractive single-storey end barn conversion offering contemporary, energy-efficient living within an exclusive rural development

Tenure: Freehold
Broadband Coverage: Up to 1000 Mbps download speed*
EPC Rating: TBC
Council Tax: TBC

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

Imagery Disclaimer: The CGI's and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Designed to maximise space and natural light, the property combines the character of traditional agricultural architecture with a high-quality modern specification.

At the heart of the home is an impressive open-plan kitchen, dining and living area, providing a spacious and versatile setting for everyday living and entertaining. A well-appointed kitchen with central island flows seamlessly into the dining and sitting areas, while large glazed doors open onto the private garden, creating an excellent connection between indoor and outdoor living.

The accommodation comprises three well-proportioned bedrooms, including a generous principal bedroom. Two further bedrooms offer flexibility for family living, guests or home working. The property is served by a contemporary family bathroom, an additional shower room/WC, and a practical utility room providing valuable storage and laundry space.

Externally, Plot 2 benefits from generous sized garden, dedicated parking and a peaceful setting within this thoughtfully designed courtyard development.

Built to a high specification throughout, this exceptional home offers the perfect combination of modern comfort, energy efficiency and rural charm, making it ideal for families, downsizers or professionals seeking village living with excellent access to nearby amenities.

Key Features

- Three well-proportioned bedrooms
- Spacious open-plan kitchen, dining and living room
- Contemporary kitchen with island
- Modern family bathroom and additional shower room/WC
- Separate utility room
- Generous sized garden
- Dedicated off-road parking
- High-quality, energy-efficient specification
- Exclusive countryside development in the sought-after village of Alne

Offering a balance of style, practicality and rural tranquillity, Plot 2 presents a rare opportunity to enjoy modern barn-style living in an idyllic village setting.

Partners:

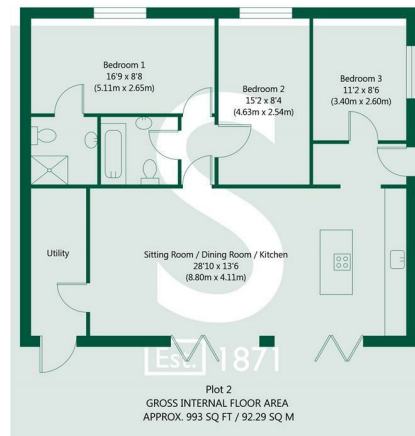
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Associate Partners:

N Lawrence
I Jarvis MNAEA

The Oaks, Alne



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 993 SQ FT / 92.29 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.