



Tarlswood
Alne Road | Tollerton | York | North Yorkshire | YO61 1QD

 FINE & COUNTRY

STEP INSIDE

Tarlswood

From the moment you step through the door, Tarlswood reveals a home that has been carefully reimagined for modern living while retaining the quiet elegance of its Victorian origins. The symmetry and stature of the original villa remain intact, yet the interiors unfold with a sense of light, flow and purpose that speaks to a complete and considered transformation.

The ground floor is designed for living as much as it is for entertaining. A series of beautifully proportioned reception spaces offer both intimacy and openness, allowing the house to adapt effortlessly, from relaxed family mornings to larger, more sociable occasions. At its heart lies the kitchen: a space that is as practical as it is inviting. Thoughtfully arranged and generous in scale, it naturally draws people in, becoming the focal point of daily life. Here, cooking is as much about connection as it is about craft, with views and access to the garden reinforcing a seamless link between inside and out.

The accommodation above offers a distinctly different atmosphere; calm, refined and deeply comfortable. Bedrooms are arranged to create a sense of retreat, each space echoing the feel of a boutique hotel, where considered finishes and proportions provide both luxury and tranquillity. Bathrooms and private spaces have been designed with the same attention to detail, ensuring that the experience of the home is consistent throughout; elegant, cohesive and quietly indulgent.

The result is a home that balances character with contemporary living; a place equally suited to everyday routines and memorable occasions, where every room feels purposeful and every detail has been carefully resolved.









SELLER INSIGHT

“ From the moment we first arrived at Tarlswood, we knew it was something special. Beneath the layers of 1970s alterations was a beautiful double-fronted Victorian villa, waiting patiently to be brought back to life. What truly captured us, though, was the south-facing garden; bathed in light, full of promise, and the sense that this could become not just a house, but a home with real soul. Eight years on, after a complete renovation and thoughtful extensions, it has become exactly that.

Life here naturally unfolds in two halves. Downstairs has been the heart of celebration; spaces designed for gathering, hosting, and sharing time with friends and family. Upstairs, by contrast, offers a sense of retreat, with a calm, boutique-hotel feel that provides a perfect balance to the vibrancy below. At the centre of it all is the kitchen, which has always been our favourite place. It's where everyone ends up, whether it's for a quiet cup of tea or a lively evening with friends. Being able to step straight into the kitchen garden to pick fresh produce - new potatoes from the soil or tomatoes from the greenhouse - has brought a simple, everyday joy that never fades.

Some of our most treasured memories have been made here. One evening stands out in particular: a summer party with over a hundred friends. With the garden in full bloom, doors thrown open, music drifting from a live band, and laughter filling every corner, the house seemed to come alive in a way that's hard to put into words. Despite the number of guests, it never felt crowded, just wonderfully full of energy and warmth.

Beyond the house itself, village life in Tollerton has been equally rewarding. There's a genuine sense of community here; friendly, welcoming, and full of character. From seasonal events to casual gatherings, there's always something happening, yet it never feels overwhelming. Day-to-day life is easy, with everything close at hand, while nearby Easingwold and York offer a wider choice of independent shops, markets, and connections further afield.

What we will miss most is the feeling this home gives you. Even during the renovation, there was always something uplifting about it, an atmosphere that's hard to define but impossible to ignore. It has been a place filled with laughter, celebration, and countless happy moments. Tarlswood has never just been a project or a property to us; it has felt like part of the family and leaving it behind will be incredibly difficult.

Whoever comes next will, we hope, feel that same sense of possibility and joy from the moment they walk through the door.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

STEP OUTSIDE

Tarlswood

The setting of Tarlswood is as compelling as the house itself. The south-facing garden is a defining feature; expansive, private and beautifully oriented to capture the light throughout the day. It offers a series of distinct yet connected spaces, allowing for both quiet enjoyment and larger gatherings, all framed by mature planting and a sense of established tranquillity.

There is a natural rhythm to life here. Doors open wide in the warmer months, and the garden becomes an extension of the house; perfect for entertaining or simply unwinding. From the kitchen garden to the greenhouse to the garden room, there is a tangible connection to the outdoors, where seasonal produce and informal moments alike become part of daily life.

Beyond its immediate beauty, the garden has proven itself as a space for celebration as much as relaxation; capable of hosting large gatherings with ease, yet equally suited to quieter evenings or time spent with family and friends.

Positioned within the well-regarded village of Tollerton, the property benefits from a strong sense of community alongside excellent accessibility. Despite its peaceful setting, connections are notably convenient, with road links and nearby rail services providing straightforward access to regional centres and beyond, including direct routes to London in under two hours.

In every respect, the outside space complements the house perfectly; generous, versatile and imbued with the same sense of warmth and possibility that defines Tarlswood as a whole.

Location

Nestled just a short drive from the historic city of York, Tollerton offers the perfect balance of tranquil village life and convenient access to urban amenities. This charming North Yorkshire village is surrounded by picturesque countryside, with scenic walking trails, open fields, and a strong sense of community, making it ideal for those seeking peace without

isolation. Excellent transport links, including proximity to the A64 and easy access to York Railway Station, ensure effortless connections to the city's renowned shops, restaurants, cultural attractions, and outstanding schools. Tollerton's location combines rural charm with modern convenience, offering a truly desirable setting for country living.

Directions

Tollerton is conveniently located just off the A1M, north of the city of York, making it easily accessible by car. From York city centre, take the A19 northbound towards Easingwold, then follow the signs for Tollerton, turning onto the village's main thoroughfare

what3words ///workroom.play.newly

Services, Utilities & Property Information

Utilities – Mains water and drainage, Gas central heating and Electricity

Tenure – Freehold

Property Type – Detached

Construction Type – Standard

Council Tax – Hambleton District Council Band F

Parking – Driveway and double garage

Mobile Phone Coverage – Check with your provider

Internet Connection – BT broadband

Public and Private rights of way – N/A

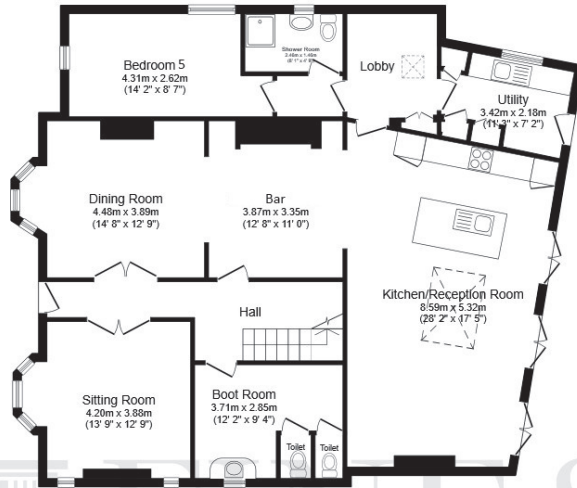
Other information

The property is in a designated conservation area

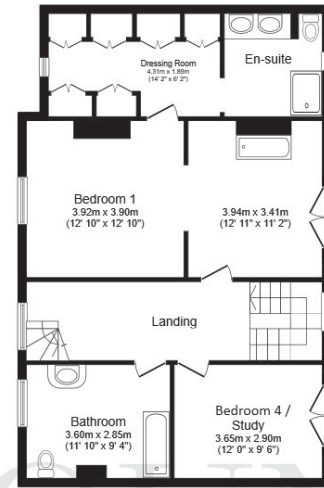
Viewing Arrangements

Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646. Please note there will be CCTV in operation at the property during viewings.

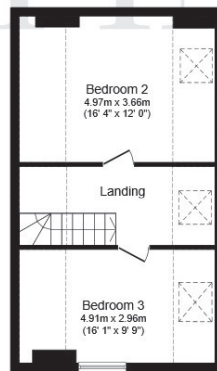




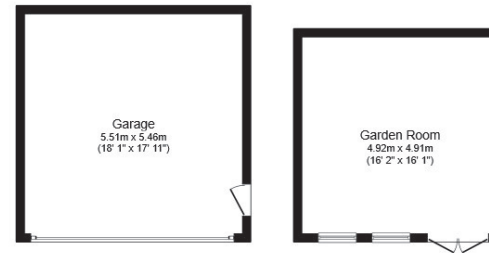
Ground Floor



First Floor

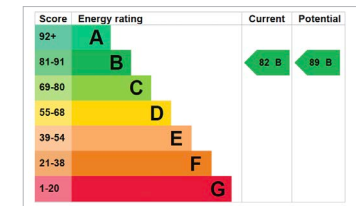


Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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