

Main Street, Alne, York

£525,000

Stephensons
estate agents & chartered surveyors

Main Street, York YO61 1TB

Est. 1871

£525,000

A characterful, unique and stylish conversion of a former school room, built in 1912 and originally attached to the village chapel. Tucked away off Alne's picturesque Main Street this remarkable village home provides flexible living space and a host of original features, complemented by a 30 yard drive and landscaped gardens boasting a high degree of privacy.

Sympathetically converted in 2010, this beautifully re-imagined home effortlessly blends period charm and contemporary styling that creates versatile accommodation across 2 floors that will undoubtedly appeal to both traditional house hunters and those seeking the ease and comfort of one level living.

A reception hall with a flagged limestone floor leads off into a practical and well-appointed bootility room and a charming study, equally suited as an intimate snug, with a rustic redbrick fireplace and a glazed door opening out into the garden.

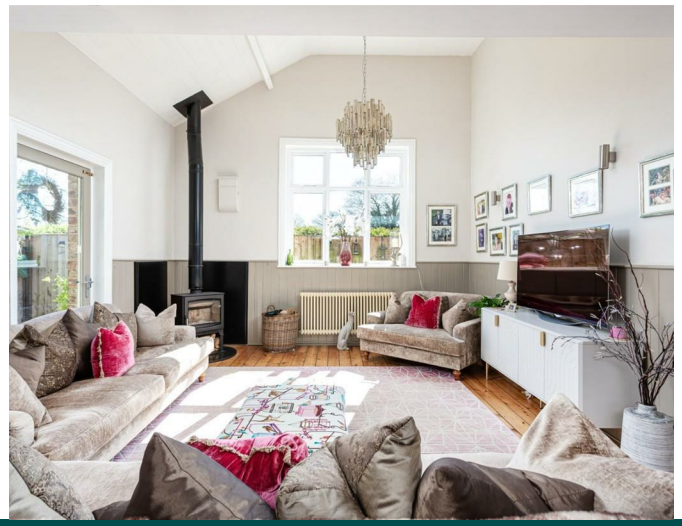
The impressively appointed dining kitchen provides a good range of base and wall storage cupboards, generous worktop space with an inset stainless steel one and a quarter sink with drainer and a range of integrated appliances to include a fan assisted oven and grill, ceramic hob and a dishwasher, complemented by freestanding appliance space and garden views.

Painted bi-folding doors open to reveal a truly stunning 23'5" (7.14m) long living room enhanced by a wood burning stove, period style radiators, polished floorboards and a dramatic 13'8" (4.17m) high vaulted ceiling creating a remarkable sense of space and light.

Leading off the living room is a delightful snug, an inviting retreat with bi-folding doors opening out into a secluded courtyard.

The ground floor also features a superbly appointed primary bedroom suite







Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: E - 53
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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











with a lofty high vaulted ceiling, fitted wardrobes, dressing table, high level storage and a luxuriously appointed en-suite shower room with an oversized dual head walk-in shower and a heated towel rail.

The first floor landing features a double glazed skylight, linen storage cupboard and doors leading off into 2 bedrooms and a spacious bathroom with both a bath and separate dual head walk-in shower.

Other internal features of note include an oil fired central heating system, double glazing and an unexpectedly generous storage cupboard with wardrobe space located off the first floor mid-landing.

Approached via an impressive 30-yard (27m) gravelled driveway, the property immediately conveys a sense of arrival leading to a double-width parking area and a substantial timber-built outbuilding 12'10" x 12'10" (3.91m x 3.91m) complete with power and lighting, and currently subdivided to create both a 'man cave' retreat and a practical garden store.

The beautifully landscaped front garden features a well-kept lawn framed by raised flowerbed borders and steps up to a generous, elevated decked seating area which is partially enclosed by the original chapel brickwork creating both character and a sense of privacy.

A charming pebbled pathway gently guides you around to the front entrance and onward to the rear garden, where a thoughtfully designed, low-maintenance space awaits with a wonderfully secluded paved courtyard and a brick-built outbuilding featuring the original shallow sink unit adding a further touch of heritage and practicality.

AGENTS NOTE
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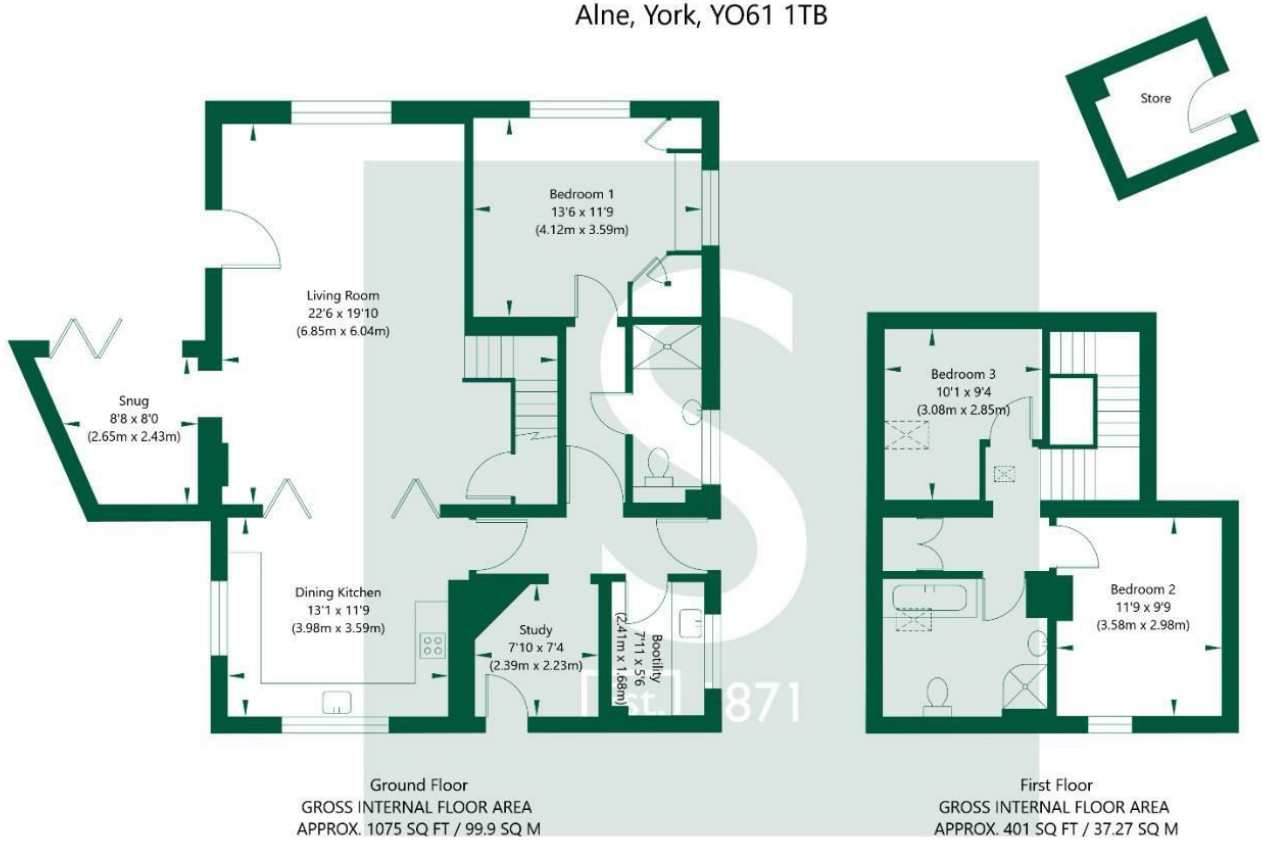
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All measurements and fixtures including doors and windows are approximate and should be independently verified.
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