



Corner Cottage Main Street Alne

York, YO61 1RT

£450,000

3 2 1 E

TUCKED AWAY AT THE FOOT OF A CUL-DE-SAC IN THE SOUGHT AFTER VILLAGE OF ALNE, CORNER COTTAGE IS A SKILFULLY EXTENDED THREE DOUBLE BEDROOM BUNGALOW OFFERING OVER 1,200 SQ. FT. OF THOUGHTFULLY ARRANGED ACCOMMODATION, WITH GENEROUS, MATURE GARDENS AFFORDING A HIGH DEGREE OF PRIVACY, SINGLE GARAGE AND GLORIOUS UNINTERRUPTED VIEWS ACROSS PADDOCK LAND AND OPEN FARMLAND OFFERED WITH NO ONWARD CHAIN.

Mileages: York - 12 miles, Easingwold - 4 miles (Distances Approximate)

L-Shaped Central Inner Hall, Breakfast/Kitchen, Dining Room, Sitting Room, Store Cupboard, Cloakroom, WC, Garden Room, Utility Room

Principal Bedroom with Ensuite Bathroom, Guest Bedroom with Potential Ensuite Currently Dressing Room, Bedroom 3, Family Bathroom

Front Garden, Side Courtyard, Rear South-Westerly Terrace with Paddock Views, Single Garage

BREAKFAST/KITCHEN with central side entrance PVC door with a glazed arched insert, opens into a breakfast kitchen featuring an extensive range of Shaker style wall and base units, complemented by speckled, curved edge work surfaces and tiled splash backs. A stainless steel sink with side drainer and chrome mixer tap sits beneath a feature window. Integrated appliances include an electric double oven and hob with a Smeg chimney style extractor above. Doors lead to the main reception areas whilst a further door leads to the;

DINING ROOM to the rear with views over the shaped lawn, framed by a graceful weeping willow. An open archway flows through to;

A generously proportioned **SITTING ROOM**, where a bay window overlooks the front garden and a further window captures captivating paddock views. A central open fireplace with brick surround, timber mantle, and tiled hearth adds character, with a charming built-in recess shelf to one side which is shelved.

HALLWAY an L-shaped central hallway forms the spine of the home, offering a useful coat and storage cupboard.

CLOAKROOM/WC with wall-mounted wash basin, low-suite WC, and tiled splash back.

SEPARATE UTILITY ROOM with pedestal wash basin, plumbing for a washing machine and dishwasher, space for a separate tumble dryer, and a frosted side window, all beneath a curved work surface.

A glazed PVC door with matching side panel opens into the **DELIGHTFUL GARDEN ROOM**, a timber framed retreat with windows on three sides and a side door, perfectly positioned to take in far-reaching views across paddocks and farmland.

PRINCIPAL BEDROOM is generously proportioned, with fitted wardrobes, coving to the ceiling, and an adjoining ensuite bathroom.

The **EN SUITE BATHROOM** comprises a panelled bath with chrome mixer taps and shower attachment, part tiled walls, low-suite WC, vertical chrome towel radiator, and frosted window.





GUEST BEDROOM, located within the rear extension and enjoys French doors opening to a private courtyard. An adjoining room currently used as a dressing room offers scope for an en suite if desired, with tiled flooring and loft access.

BEDROOM THREE, also a comfortable double, overlooks the side garden and benefits from freestanding wardrobes.

OUTSIDE - Approached via timber five bar gates, a pea gravel driveway leads to the single garage (17ft 5 x 7ft 9) with up and over door, side storage, and composting area. Pathways wind through the front garden, with its shaped lawn, mature willow, deep borders, and established shrubs.

The gardens extend around the property, blending formal lawns with productive areas featuring apple and fruit trees, strawberries, and a dedicated "grow-your-own" section. A charming gravel courtyard with ornamental pond lies to one side, while to the rear, a south-westerly-facing terrace offers breathtaking views over the paddock — an idyllic spot for evening sunsets.

LOCATION - Alne is an attractive village with a mixture of period houses behind long front gardens which front the village street. The village is ever popular and well served with a primary school, bus service and public house. Alne is accessible for both the A19 and A1(M) and readily accessible to local town centres including those of Easingwold (4 miles) and York (15 miles). For those who have a keen interest in sporting activities the village boasts many different activities including football, tennis and cricket facilities.

POSTCODE - YO61 1RT

TENURE - Freehold

COUNCIL TAX BAND - D

SERVICES - Mains Water, Electricity, Drains and LPG Gas Central Heating.

DIRECTIONS - On entering the village of Alne, continue along Main Street, as the road bears round towards Alne Crossroads continue on into Jack Hole, continue for a short distance to the bottom of the cul de sac Corner Cottage is identified on the right-hand side by the Churchill for Sale board.

VIEWING - Strictly by prior appointment through the sole agents, Churchills Tel: 01347 822800 or email: Easingwold@churchilisyork.com.

AGENTS NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The floorplan is for illustrative purposes only and should be used as such by any enquiry or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller and agent accept no responsibility for any inaccuracies that may have been listed and do not guarantee as to their operability or efficiency can be given.

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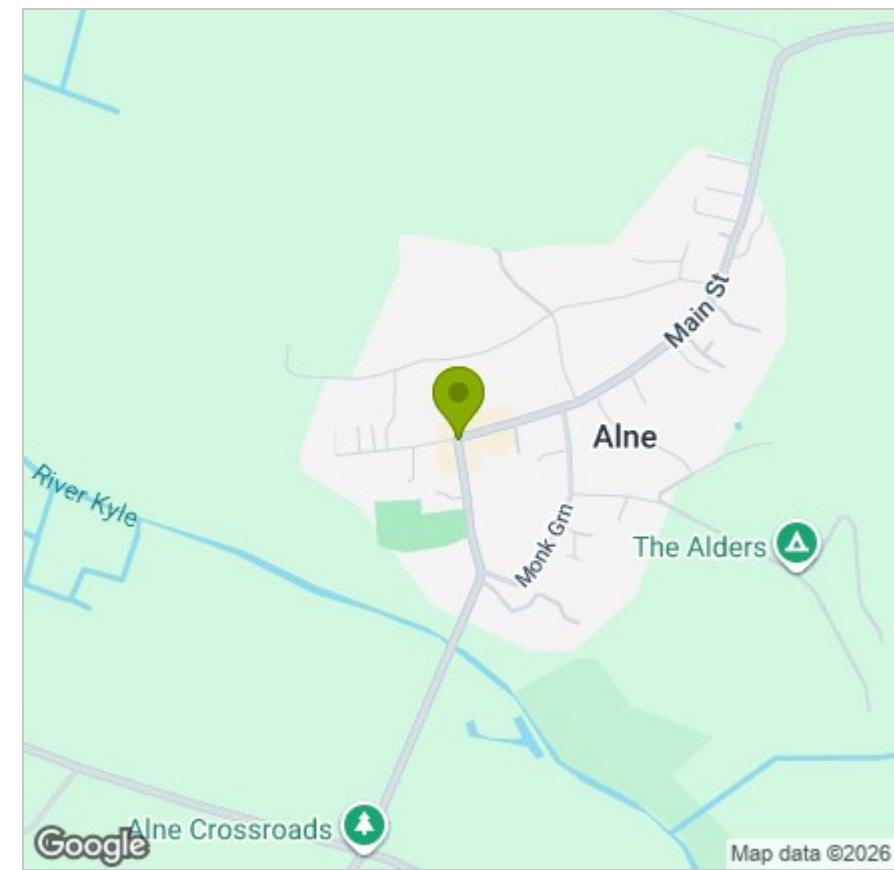


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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	45
EU Directive 2002/91/EC			

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Byrne House Chapel Street, Easingwold, YO61 3AE

Tel: 01347822800 Email: easingwold@churchillsyork.com www.churchillsestateagents.co.uk