Station Road, Alne

£420,000

Stephensons
estate agents & chartered surveyors

Station Road, York YO61 1TR

Est. 1871

£420,000

A beautifully presented Victorian cottage discretely positioned on the rural fringes of Alne, a picturesque village only 3 miles from Easingwold and 13 miles from York. Extensively upgraded by the current owners in 2023, this charming home seamlessly blends period character with modern comfort, complemented by a gated drive, versatile outbuildings and a south facing garden.

A part-covered courtyard welcomes you to this characterful period home, with entry via a practical boot room leading into a superb L-shaped kitchen/breakfast room that features integrated appliances (dishwasher, induction hob and a fan assisted oven and grill), freestanding appliance space and a timber topped breakfast/dining bar, complemented by a range of base and wall storage cupboards that includes a full height pull out larder unit.

The ground floor offers well balanced living accommodation with a spacious sitting room centred around a wood burning stove and a separate formal dining room, rich in character with exposed beams and double doors opening onto the south-facing courtyard.

The first floor landing leads off into an impressive dual aspect principal bedroom with a walk-in wardrobe and luxurious en-suite shower room, 2 further double bedrooms and a stylish house bathroom.

The property features an energy efficient air source heat pump which was installed in 2023 during the extensive renovation

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 69
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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

works that were carried out which also included the replacement of the windows, floor coverings and a redesigned staircase, new kitchen, bathroom and en-suite shower room plus a top to bottom programme of redecoration.

Externally the property enjoys a high degree of privacy, set back from the main road and accessed via a shared private lane. This leads to a gated driveway with a substantial sliding gate and a gravelled parking area. There is also access to a car port and approximately 282 sq ft (26.19 sq m) of versatile brick and timber built outbuildings, currently utilised for storage and workshop space.

The enclosed south facing garden is a particular highlight and is mainly laid to lawn with a timber built shed providing further storage but was originally intended for keeping chickens.

AGENTS NOTE
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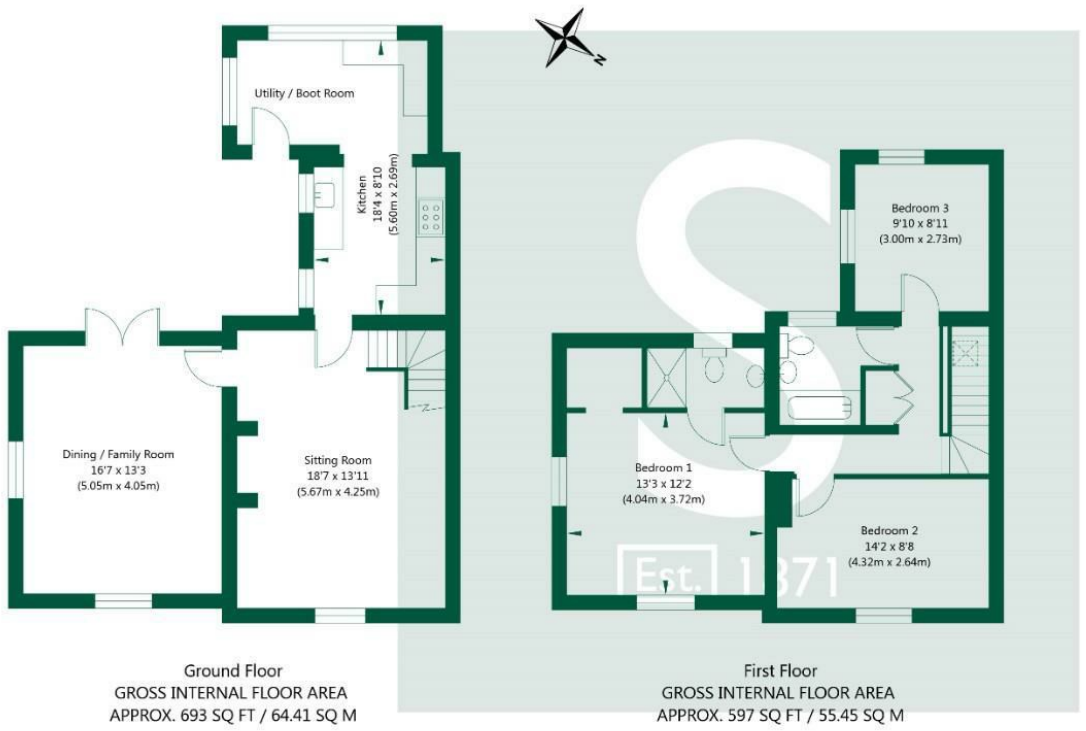
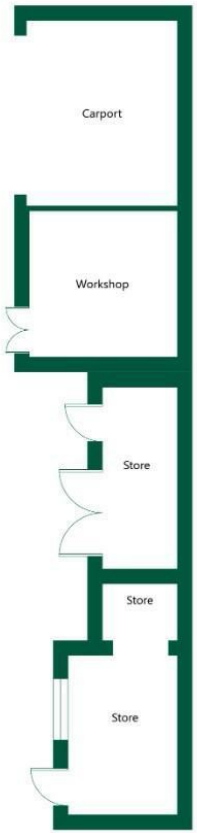
Station Cottages, Alne, York, YO61 1TR



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 693 SQ FT / 64.41 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 597 SQ FT / 55.45 SQ M



Outbuildings

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1290 SQ FT / 119.86 SQ M - (Excluding Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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