



Cat Lane Bilbrough, York YO23 3PN

Offers Over £750,000



Ashtons Estate Agents are delighted to present this exceptional five-bedroom family home, offering spacious and versatile accommodation ideal for growing or multigenerational families. Beautifully positioned in the sought-after village of Bilbrough, this impressive property combines flexible living space with stunning countryside views, while remaining just a short distance from the A64 and York city centre. Bilbrough offers a welcoming village community surrounded by idyllic countryside, with scenic walks and cycle routes nearby. York, Leeds, and Harrogate are all easily accessible via excellent transport links, while a range of highly regarded schools are also close by.

The ground floor has been thoughtfully designed for modern family living and entertaining. At the heart of the home is a substantial kitchen featuring sleek wall and base units, a central island, and doors opening onto the garden. Bifold doors connect the kitchen to the snug/family room, while further bifold doors from the dining room open directly onto the gardens, creating a wonderful connection between the indoor and outdoor spaces. The generous living room adds further flexibility, allowing the home to flow beautifully while still offering more intimate reception spaces when desired.

The accommodation also includes a spacious central living room, a separate study positioned to the front of the property, and a generously sized ground floor bedroom with en-suite facilities, providing excellent lateral living options for guests, relatives, or independent family members.

To the first floor are three well-proportioned double bedrooms along with a contemporary family bathroom. Occupying the top floor is a stunning principal bedroom suite with en-suite facilities and breathtaking views across the surrounding countryside.

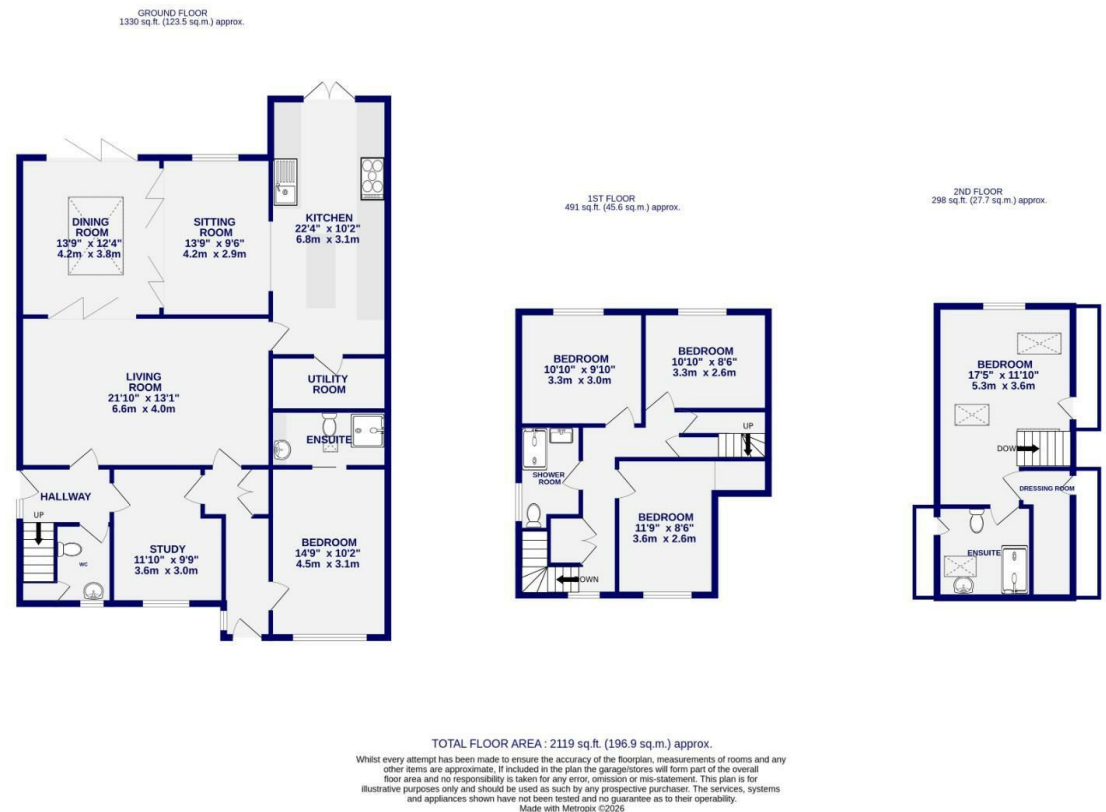




Cat Lane Bilbrough, York YO23 3PN

Freehold
Council Tax Band - F

- Exceptional Five Bedroom Family Home
- Separate Study, Three Reception Rooms And Utility
- Flexible Multigenerational Living Accommodation
- Throughout Impressive Open Plan Kitchen Living
- Bifold Doors Opening To Gardens
- Principal Suite Occupying Top Floor
- Established Gardens And Summer House
- Sought After Bilbrough Village Location
- Ample Driveway Parking
- EPC E



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.