EMSLEY MAVOR
ESTATE AGENTS

...your home is where our heart is

, Aldwark, YO61 1UB

Price Guide £775,000

4 3 3 D

, Aldwark, YO61 1UB

STYLE - Impressive Family Home with Open Views.
HIGHLIGHTS - Beautifully Styled Throughout, Versatile Living, Four Bedrooms, Lovely Private Garden.
THREE WORDS - Idyllic. Lifestyle. Views.

STUNNING FAMILY RETREAT WITH COUNTRYSIDE VIEWS

Welcome to Paddock Cottage, an exquisite four-bedroom family home extensively extended & fully refurbished by current vendors, nestled in the charming village of Aldwark, YO61. This impressive residence offers a harmonious blend of modern living and timeless elegance, with breathtaking countryside views that promise a serene lifestyle. No Onward Chain!

STEP INSIDE

Upon entering, you're greeted by a welcoming hallway adorned with engineered oak flooring and neutral décor, setting the tone for the home's warmth and sophistication. The heart of the home is undoubtedly the WOW factor open-plan living dining kitchen. This super sociable space is designed for modern family life, featuring bifold doors that effortlessly connect the indoors with the beautifully landscaped garden. The bespoke kitchen is a chef's dream, boasting quartz worktops, an island with a breakfast bar, integrated appliances, and air conditioning for year-round comfort.

The expansive area accommodates a family dining table and comfy sofas around a cosy wood-burning stove, perfect for gatherings. A second reception room offers a snug retreat, while a versatile home office/study could easily serve as a playroom. The generous utility cloakroom adds practicality to this stylish abode.

FIRST FLOOR

Ascending the turn-around staircase, you'll find four double bedrooms, each beautifully presented with views of the countryside or garden. Choose your primary suite from two generous rooms: one with a private ensuite shower room, the other with a dressing area and stunning vaulted ceiling, which is equipped with air conditioning.

The luxurious family bathroom features a freestanding bath, separate shower, and vanity unit, providing a spa-like experience.

OUTSIDE

The gardens marries this home superbly with the surrounding countryside as the lush lawn ends the rolling countryside begins. Predominately south Facing the gardens wrap round the house providing generous and super space for children to play and a keen gardeners haven, with greenhouse & raised beds already in place . The terrace is perfect for alfresco dining, we can imagine hosting summer BBQs with friends and family or simply relaxing with a glass of fizz watching the sun set. The fully covered bar/kitchen area is super sociable and ideal for summer and winter months. There is also versatile studio/gym enhancing the property's appeal.
Outside, the property is set back from the road behind electric gates, with a gravelled driveway offering parking for five vehicles and access to the garage.

Paddock Cottage is more than a home; it's a lifestyle.

ALDWARK

The highly sought after village of Aldwark: a pretty little rural village with a church, bus service and the neighbouring 4 star Aldwark Manor Golf and Spa hotel. There is an award-winning shop and post office in the nearby village of Tollerton and the thriving market towns of Boroughbridge and Easingwold are approximately 7 miles away with cafes, shops, pubs and supermarkets. The nearby village of Alne has an Outstanding OFSTED primary school and is in the catchment area. The village is well positioned for access to the A1 and A19 and the city of York is approximately thirteen miles away with the mainline train station giving access to all major cities.

Agents Note

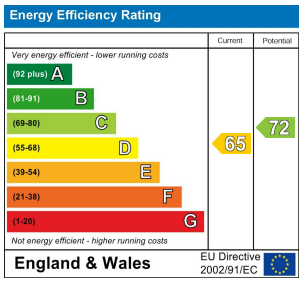
CCTV Covering the Entire Property
Electric Gates
Electric Garage Door
New Roof
New Windows all Under Warranty
Boarded out attic
Bluetooth Speakers in the Kitchen & Bathroom
Fitted WIFI throughout the house
Air con to the Kitchen & Family Room
New Boiler
New External Doors

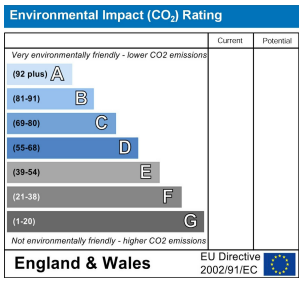
Floor Plan

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1239119)

Area Map

Energy Efficiency Graph





Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk