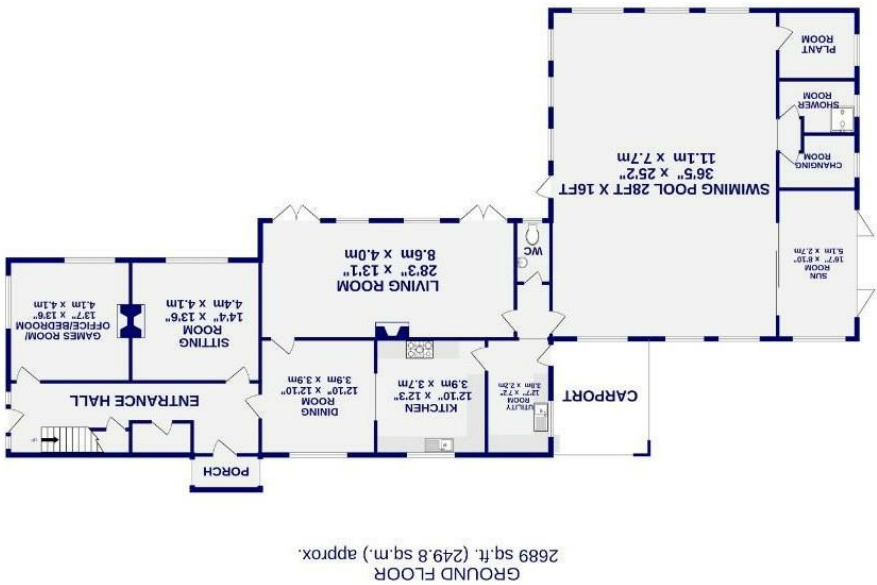
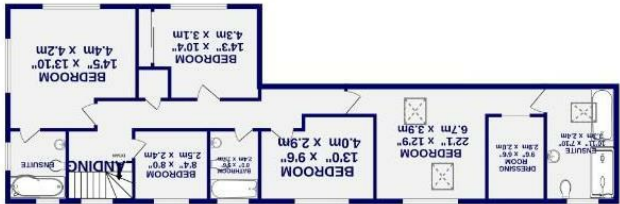




Grimston Bar , York YO19 5LA

Freehold
Council Tax Band - G

- Five Bedroom Detached Family Home
- With Additional Three Bedroom Cottage
- Indoor Swimming Pool, Heated Via Solar Panels and Heat Pump
- Threes Reception Room And Large Drawing Room
- Countryside Views
- Two Ensuite Bedrooms
- Driveway And Double Garage
- Private Gardens
- Double Glazing Throughout
- EPC D



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 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Grimston Bar

, York

YO19 5LA

Offers Over £800,000

5

3

Welcome to Meadowville, proudly presented to the market by Ashtons Estate Agents. Located to the west of York, this is a truly unique and rare opportunity to acquire a substantial five-bedroom residence with an indoor swimming pool, along with an additional three-bedroom cottage, ideal for holiday letting or use as a home office, workspace, offering an exciting business opportunity.

Set on a generous and private plot, the property enjoys picturesque countryside views and offers the perfect balance of rural charm and modern convenience, with excellent access to the Park and Ride, A64 ring road and York city centre. A variety of local amenities and sports facilities are also within easy reach, making it a practical yet idyllic setting.

Upon entering the main house, you are welcomed by an inviting entrance hall that leads to four reception rooms with solid wooden floors, including a grand drawing room with exposed beams, a substantial log burner, and direct access to a spacious private garden ,ideal for entertaining or quiet relaxation. Two of the reception rooms are positioned at the front of the property, one currently serving as a games room and the other as a snug living room, offering flexible spaces for family life or leisure. At the heart of the home is the charming country-style kitchen, beautifully positioned to enjoy views over the rolling landscape and fields. The dining room is set centrally within the home, creating a warm and sociable environment for family meals and gatherings. A utility room and separate WC are located just off the kitchen.

Beyond this, you'll find the indoor swimming pool suite heated via the solar panels and a heat pump, complete with a sunroom, shower, and changing facilities, and private garden, offering a unique and well-appointed leisure space.

