CLUBLEYS

Station House, Rice Lane, Flaxton, YO60 7PZ

£525,000







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ABOUT THE PROPERTY

A wonderfully individual former railway station, steeped in local history and rich in period charm, Station House offers a rare opportunity to acquire a distinctive home with a genuine connection to Flaxton's railway heritage.

Flaxton Railway Station once served the York to Scarborough line, which opened through the village in 1845, and historic photographs of the station remain part of the village archive today. Records relating to the area's railway architecture also document alterations to the station house in 1881, adding another fascinating chapter to the story of this remarkable property. Today, the property is a substantial and characterful home that retains a wonderful sense of its past.

The ground floor is particularly impressive, with five generous reception rooms and a traditional-style kitchen, providing an exceptional degree of flexibility for modern family life. The reception rooms could readily accommodate a variety of uses, whether as formal/informal living spaces, additional bedrooms, home office or hobby rooms. Each has its own distinctive character, with features including fireplaces and bay windows providing reminders of the property's heritage. Upstairs are two substantial double bedrooms, together with a spacious five-piece family bathroom featuring both a bath and separate walk-in shower. Another notable feature is the large attached garage, complete with power, lighting and an adjoining WC. Offering considerable scope and potential, this space could lend itself to conversion into additional living or ancillary accommodation, subject to the necessary consents. Outside benefits from ample off-road parking and a secluded, established garden with fruit trees, creating a private and attractive setting that complements the character of the house beautifully.

Station House is a rare opportunity to acquire a home of genuine history and charm, combining wonderfully versatile accommodation with potential to adapt and evolve for its next chapter.



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
Ryedale Council
Band: F

GROUND FLOOR

PORCH
1.34 x 1.34 (4'4" x 4'4")
Front entrance door and window to side.
Tiled floor, door leading to;-

ENTRANCE HALL
4.30 x 1.81 (14'1" x 5'11")
Stairs to first floor with under stair storage, radiator.

SNUG
4.23 x 3.97 (13'10" x 13'0")
Windows to front and side.
Open fire in brick surround. Fitted storage cupboard, radiator.

LIVING ROOM
4.85 + bay x 4.23 (15'10" + bay x 13'10")
Bay window to side with secondary glazing.
Open fire in stone surround, 2x radiators.

DINING ROOM
4.61 x 3.68 (15'1" x 12'0")
Window to side with secondary glazing.
2x radiators.

KITCHEN
5.86 max x 3.52 (19'2" max x 11'6")
Entrance door to side, windows to side and rear.
Traditional style fitted kitchen with a range of wall and base units, working surfaces, sink unit, range oven with extractor fan over, space for washing machine and dryer. Tiled flooing and part tiled walls, radiator.

OFFICE
4.85 x 3.40 (15'10" x 11'1")
Door and window to side.
Wall mounted gas fired central heating boiler, engineered wood flooring, access to loft space, feature fireplace and radiator.

SIDE ENTRANCE
4.63 x 1.34 (15'2" x 4'4")
Frosted door and windows to side.
Flagstone flooring.

SITTING ROOM
4.87 x 4.23 (15'11" x 13'10")
Bay to side with secondary glazing and window to opposite side.
Log burner set in brick surround, radiator. Fire door leading to;-

GARAGE
5.64 x 4.97 (18'6" x 16'3")
Doors to front and windows to rear.
Power and lighting.

WC
Low flush WC and sink unit.

FIRST FLOOR

LANDING
4.26 x 1.79 (13'11" x 5'10")
Window to front.
Access to loft space, radiator.

BEDROOM
5.05 x 4.29 (16'6" x 14'0")
Window to side with secondary glazing.
Radiator.

BEDROOM
4.29 x 4.01 (14'0" x 13'1")
Windows to front and side.
Access to loft space, storage cupboard and radiator.

BATHROOM
3.49 x 2.85 (11'5" x 9'4")
Window to rear.
Five piece suite comprising of a bath, walk in shower cubicle, low flush WC, bidet and pedestal wash hand basin. Part tiled walls, tiled flooring, extractor fan, access to loft space and radiator.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement, the removal of temporary items, and AI-generated virtual furniture or staging. Images are intended to provide a fair representation of the property, with any virtual furnishings shown for illustrative purposes only.

SERVICES
Mains water, electricity. LPG central heating. Private drainage via a sewage treatment plant located within the rear garden.

APPLIANCES
None of the appliances have been tested by the agents.

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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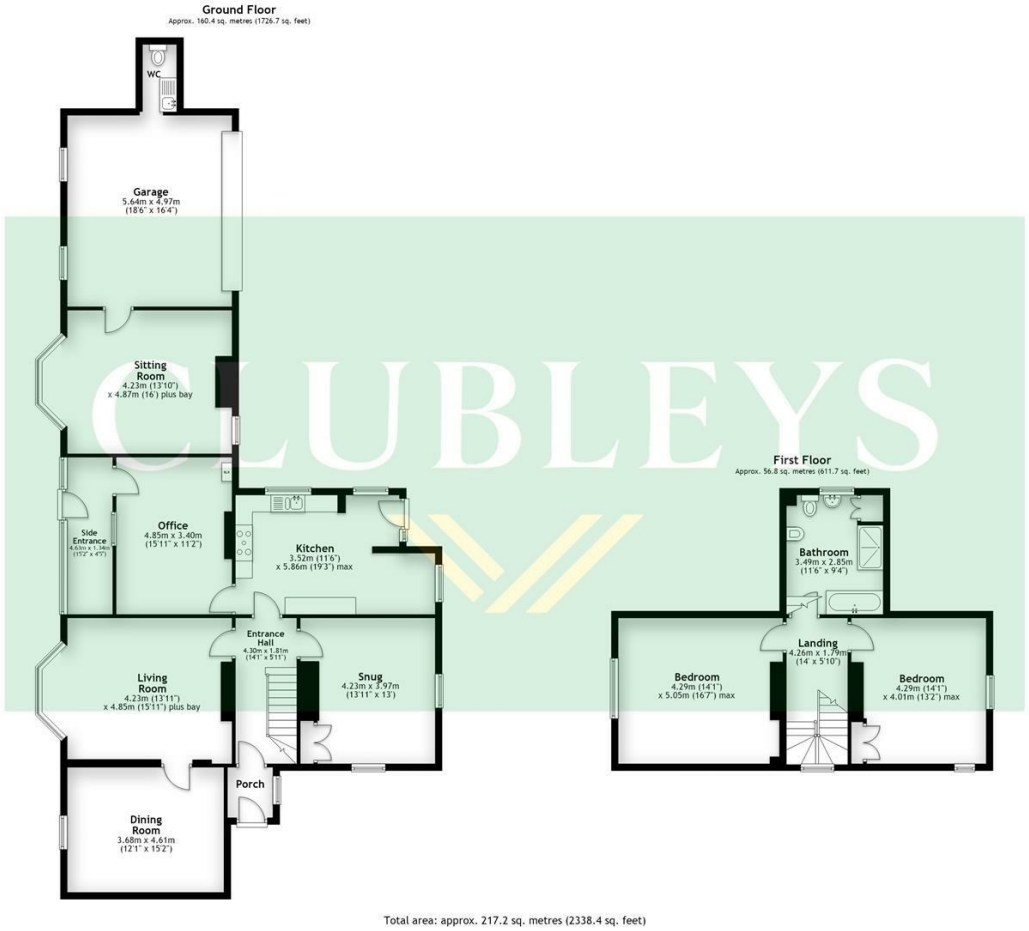

Total area: approx. 217.2 sq. metres (2338.4 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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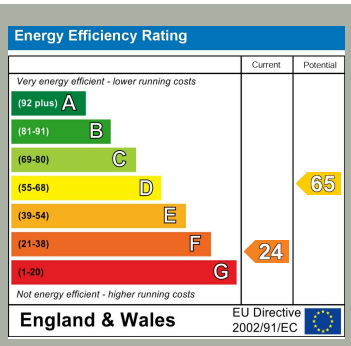

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.