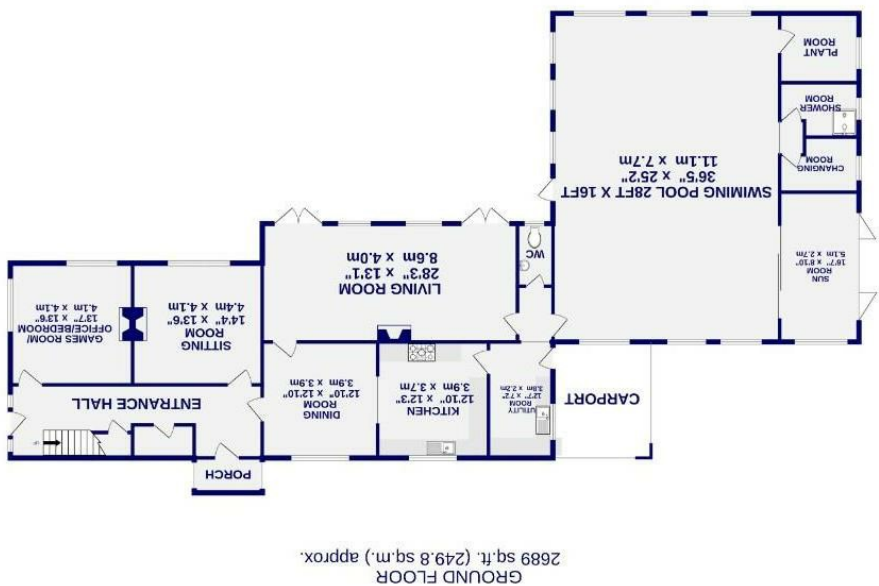


property on behalf of the vendor.

- Grimston Bar
, York
YO19 5LA



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, York
YO19 5LA

Offers Over £850,000

 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.

