



YOUR MOVE
— ANSCOMBS —

Church View
1 Village Farm
Foston
York
YO60 7QG

A fabulous 4 bedroom barn conversion situated within the heart of the attractive village of Foston.

The property is over 2500 sq ft and offers superb flexible family living accommodation complemented by grand reception rooms and a traditional farmhouse style kitchen/breakfast room.

The grand entrance hallway creates an immediate feeling of space with double doors leading into the well proportioned lounge which has a striking brick fireplace and a wood burning stove. The connecting dining room is to the rear and is also a really good size.

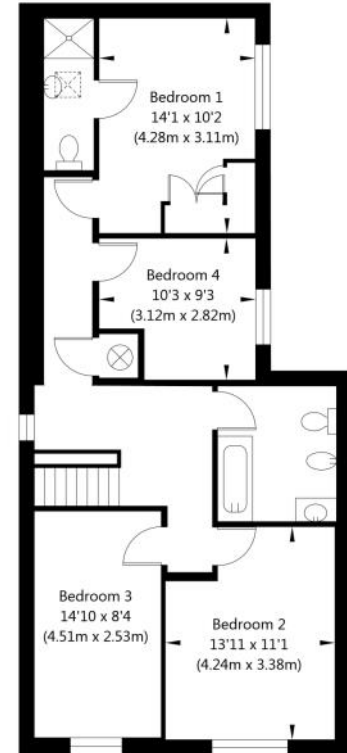
Across the hallway is a generous study and the stylish kitchen/breakfast room with French doors opening onto the patio in the south facing rear garden. The kitchen is fitted with a range of bespoke wall and base units with solid wood worktops over incorporating a Rayburn range cooker and modern integrated appliances including a 4 ring gas hob, extractor hood, electric oven/grill, a fridge freezer and a dishwasher. There is also plenty of space for a table and chairs in the centre of the kitchen.

Also on the ground floor is a stylish wetroom/WC and a large utility room with space for a washing machine.

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2514 SQ FT / 233.58 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 786 SQ FT / 72.99 SQ M





On the first floor are 4 double bedrooms including the master bedroom which has fitted wardrobes and an ensuite shower room/WC and a traditional family bathroom/WC.

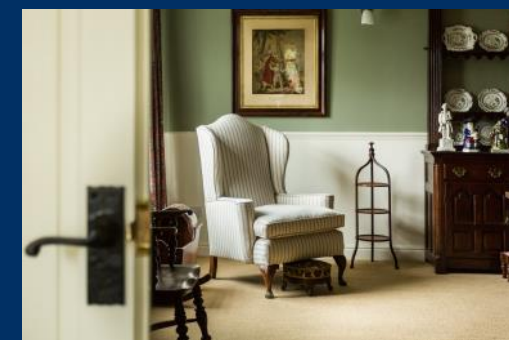
The property has LPG central heating, is partially double glazed and has an Energy Performance (EPC) rating E.

The property benefits from both south and west facing gardens and enjoys beautiful views over the surrounding countryside. There are two garages, one at the front and one at the rear with a space to park in front of each.

Church View is situated in the rural village of Foston which is within an area of outstanding natural beauty and lies approximately 11 miles to the north east of York. The area has a renowned Primary School in the neighbouring village of Thornton-Le-Clay and benefits from a bus route that serves both York and Malton. The famous Castle Howard estate is 4 miles further north and the area benefits from some fabulous walks within the Howardian Hills.

Council Tax Band

Band D. 2017/2018 - £1610





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