

EMSLEY MAVOR  
ESTATE AGENTS

...your home is where our heart is



The Green

, Tollerton, YO61 1PX

Asking Price £850,000



# The Green , Tollerton, YO61 1PX

VIEWINGS START ON SATURDAY 14th MARCH  
STYLE – Charming Period Home in The Heart of Tollerton  
HIGHLIGHTS – A SHOW STOPPER Sitting Room with Mezzanine!  
Superb Living Spaces, Four Generous Double Bedrooms, Two Bathrooms. Art Studio. Lovely Enclosed Garden and Courtyard. Garage.  
THREE WORDS – Village. Versatile. Space!

## IMPRESSIVE PERIOD HOME

Occupying a prominent position overlooking The Green in the heart of the ever-desirable village of Tollerton. Corner Cottage is a truly impressive and substantial family home extending to approximately 3,800 sq ft.

Believed to date back to the 17th century, this remarkable residence is steeped in history and brimming with charm, character and beautiful period features. Lovingly updated and impeccably styled by the current owners, the property seamlessly blends heritage with modern comfort. Recent improvements include the installation of two new log burning stoves, solar panels with additional storage battery, a ground floor damp proof course, and extensive works to the roofs and chimneys — ensuring peace of mind alongside undeniable character.

## STEP INSIDE

The ground floor delivers wonderfully sociable and versatile living, perfectly suited to modern family life, entertaining on a grand scale or cosy evenings at home.

At the heart of the home lies the breakfast kitchen — a welcoming and well-equipped space, maintained to an exceptional standard, with the added benefit of a practical pantry/utility room. From here, you are drawn into the undeniable wow-factor double-height sitting room. This spectacular space features a mezzanine level, cosy log burning stove and three double sliding patio doors which flood the room with natural light while framing delightful garden views. The seamless connection to the outside terrace creates an effortless indoor-outdoor flow — simply fantastic for gatherings and summer evenings.

The remainder of the ground floor is arranged around a central hallway and offers an impressive array of flexible reception rooms. The second reception room is rich in character with exposed brickwork, beams and a striking feature fireplace — an ideal setting for family celebrations. A third reception room provides a more intimate snug, perfect for quieter moments. In addition, there is a dedicated art studio which could easily adapt to suit a variety of buyer requirements — home office, gym, playroom or additional living space.

## UPSTAIRS

To the first floor are four generous double bedrooms and a beautifully appointed family shower room. The principal suite is particularly impressive, boasting a vaulted ceiling with painted timber A-frames, creating a wonderfully light and airy retreat, complemented by its own ensuite bathroom. Three further well-proportioned double bedrooms, two with built-in storage, provide excellent accommodation for family or guests. The contemporary shower room is elegantly finished in soft grey tones, offering a stylish and calming space.





## GARDENS AND GARAGE

Externally, the property continues to impress. The fully enclosed, south-facing garden enjoys sunshine throughout the day and features a well-tended lawn bordered by an array of perennials, mature trees and flowering plants. An alfresco terrace provides the perfect setting for summer BBQs and entertaining with friends and family. To the side, a charming gravelled courtyard with raised timber planting beds offers additional seating space and versatility.

A double garage and off-street parking complete this outstanding home.

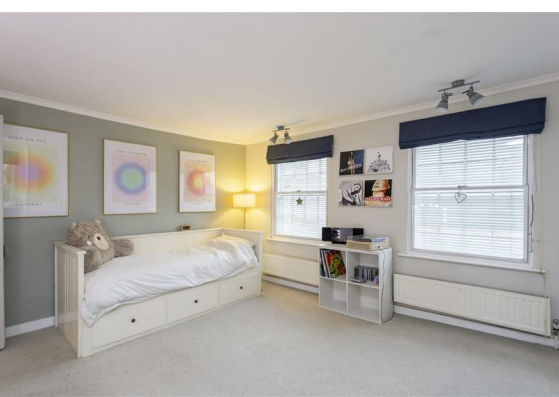
A rare opportunity to acquire a substantial and beautifully presented period residence in one of North Yorkshire's most sought-after villages. Oodles of space, charm in abundance and lifestyle to match... what's not to love?

## ENVIRONS

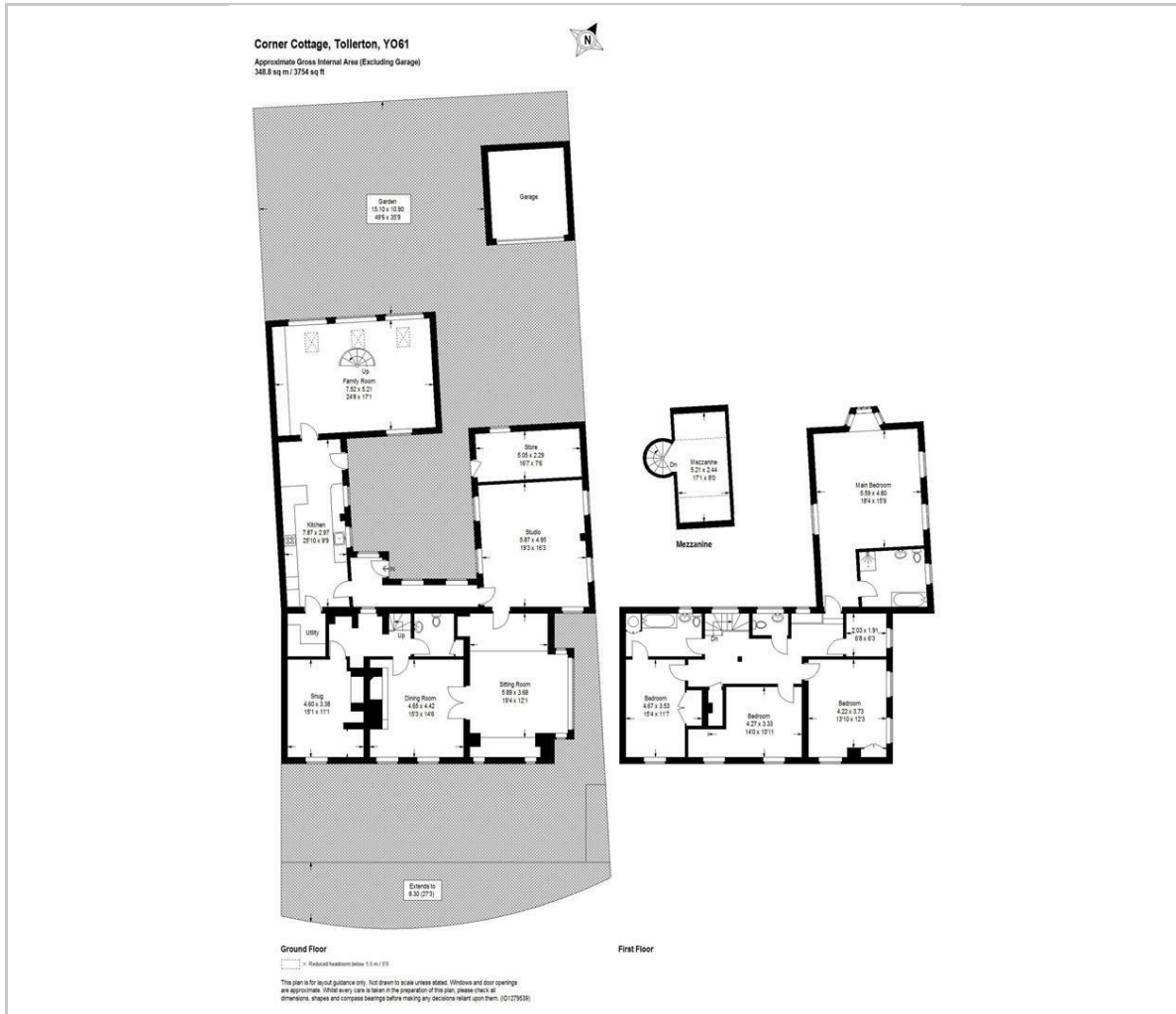
Tollerton is a thriving village with a range of amenities including an award-winning village shop/post office, Catchment for Alne primary school, doctors' surgery, public house and a village hall with associated tennis courts. Nearby Newton-on-Ouse is also home to a riverside pub and Linton-on-Ouse offers village amenities as well as Linton Lock with its popular café restaurant and walks.

To the north lies the local Georgian market town of Easingwold; it includes a secondary school and a range of amenities such as supermarkets, a doctor's surgery, popular bistro and numerous independent shops. Easily accessible from Tollerton are the private schools, Cundall Manor and Queen Mary's, along with the independent schools in York.

The A19, just a mile away, provides rapid access north to the market town of Thirsk and south to York. The York ring road with its shopping parks and retail outlets is a drive of around fifteen minutes and the city centre lies just beyond. York railway station has regular services to major cities including Manchester, Edinburgh and London where some journeys take less than two hours to Kings Cross.



## Floor Plan



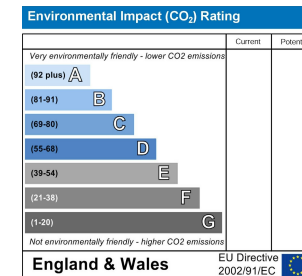
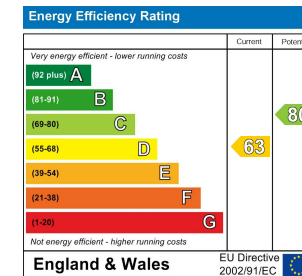
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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 firm's 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