

Tollerton, York

£625,000

Stephensons
estate agents & chartered surveyors

Main Street, York YO61 1PS

Est. 1871

£625,000

A fabulous 4 bedroom detached family home, believed to date back to the 1920's, set on a picturesque village Main Street just 1 mile from the A19, 4 miles from Easingwold and under 8 miles north of York. Offered with no onward chain, this beautifully appointed property features extended ground floor living space, 3 bathrooms across 3 floors and an idyllic rear garden.

With over 1,800 sq ft (167 sq m) of versatile living accommodation, including an impressive ground floor extension, this exceptional home welcomes you via a fabulous L-shaped reception hall, complete with oak flooring and a traditional staircase. Doors lead through to a superb sitting room with further oak flooring, an ornate original fireplace with wood-burning stove and a walk-in bay window enjoying views over the front garden and picturesque village green beyond.

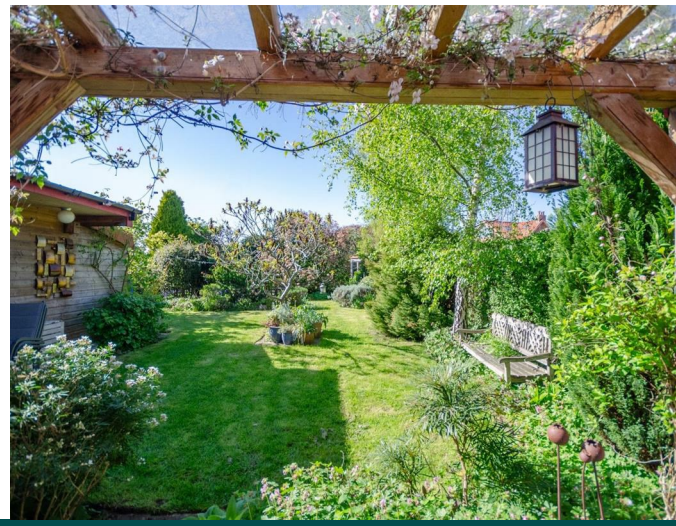
The hallway also gives access to a well-proportioned snug, which also offers excellent flexibility as a potential ground floor 4th bedroom, conveniently served by a separate shower room located just off the inner hall.

Undoubtedly the heart of the home is the stunning 415 sq ft (38.5 sq m) dining kitchen and living room, accessed through striking stained glass panels. This remarkable space boasts underfloor heating and an impressive 11'7" (3.51m) high vaulted ceiling, a 2nd wood-burning stove and expansive 15' (4.57m) wide bi-folding doors that open onto a covered decked terrace and the beautiful backdrop of the enchanting rear garden beyond. The kitchen itself is thoughtfully designed with oiled timber worktops, bespoke base cabinetry, space for a range cooker and a charming period-style twin sink unit.

The first floor leads to 2 generous double bedrooms (1 with built-in wardrobes, 1 with an original cast iron fireplace) and a well-appointed







Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 67
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.











house bathroom. The converted attic has created a 2nd floor and provides a 3rd double bedroom and a separate shower room, ideal for guests or older children seeking their own space.

Further internal features of note include a gas fired central heating system and a combination of single, secondary, and replacement double glazing.

Externally, a shingled driveway provides off-road parking, while the front garden has been attractively landscaped for ease of maintenance and features shingled areas interspersed with raised wildflower beds and a variety of mature shrubs.

The rear garden enjoys a high degree of privacy and has been thoughtfully designed to create an idyllic haven to include sculptured lawns, well stocked borders and meandering pathways leading to a secluded seating area and a secret garden with its own summer house. A charming courtyard area with a water feature, off the covered seating terrace, adds further appeal alongside a versatile timber outbuilding currently utilised as a workshop and practical garden storage.

AGENTS NOTE
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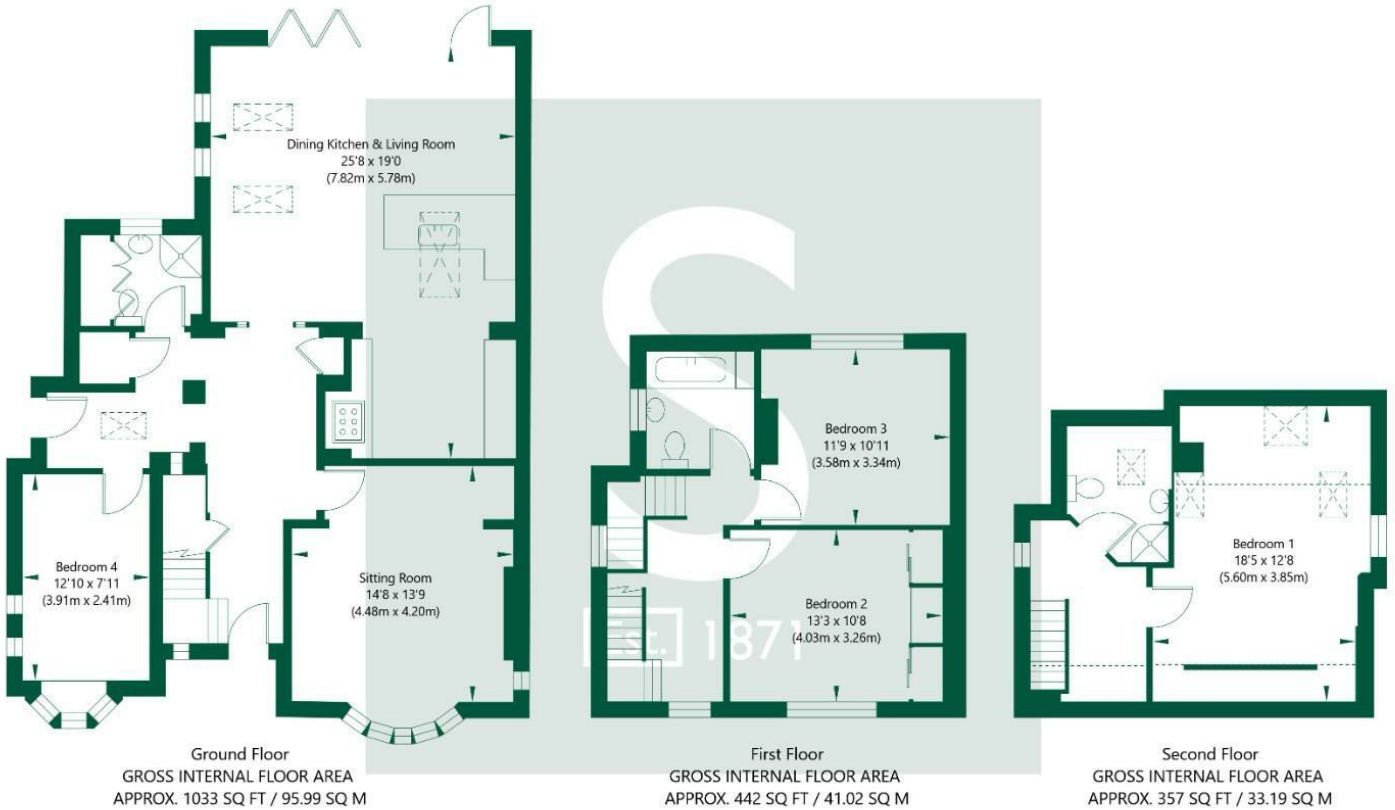
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1832 SQ FT / 170.2 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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