

EMSLEY  MAVOR
ESTATE AGENTS

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Main Street

Alne, York, YO61 1RT

Asking Price £450,000



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Alne, York, YO61 1RT

STYLE - Detached Period Cottage
HIGHLIGHTS - Situated in the Heart of Alne, Set on a Super Sized Plot, a much Loved Home in Need of Modernising. Outbuildings .Exciting Scope To Make a Home Your Own!
THREE WORDS - Village. Project. Gardens.

CHARMING PERIOD COTTAGE

Nestled in the heart of the hugely sought after village of Alne, Fairview is a charming period cottage brimming with character, opportunity and endless potential. Occupying a generous plot backing onto Back Lane, this much-loved home is ready for its next chapter — a wonderful opportunity for buyers to create their dream home and make memories for years to come.

Full of warmth and possibility, Fairview has been cherished over the years, testament not only to the home itself but also to the fabulous village setting. Whilst now requiring modernisation, the property offers exciting scope to transform and extend, with a collection of attached outbuildings perfectly positioned for redevelopment, subject to the necessary planning consents. Whether you dream of a stunning open plan living dining kitchen, garden room or additional accommodation, the possibilities here are incredibly exciting.

STEP INSIDE

Step inside and there is an immediate sense of home. The accommodation briefly comprises a useful boot room and cloakroom leading through to a spacious breakfast kitchen with plenty of room for a family dining table — the perfect spot for morning coffee and relaxed suppers.

To the front of the property are two reception rooms, both enjoying lovely outlooks over the garden. The sitting room centres around a fireplace, creating a cosy and welcoming atmosphere, whilst the second reception room offers flexibility for formal dining, a snug or home office.

Upstairs, there are three bedrooms together with a house bathroom.

Attached to the property are four outbuildings, offering fantastic potential for renovation and reimagining, subject to planning consent. Rarely does an opportunity arise with such scope to create something truly special.





GARDENS AND OUTBUILDINGS

Outside, Fairview enjoys a delightful plot with the cottage sitting beautifully within its grounds. Mature hedging to the front creates a wonderful sense of privacy, whilst a wrought iron gate opens onto a pathway leading to the front door. The front garden is mainly laid to lawn, adding to the cottage's charming approach.

The rear garden stretches to approximately 178ft and is quite simply a gardener's paradise or an adventure playground for little ones. Predominantly lawned with well stocked borders filled with flowering plants, perennials, mature trees and shrubs, the garden offers endless potential to create a true outdoor haven. Imagine summer evenings spent entertaining with zoned seating areas, a summerhouse, greenhouse or even a hot tub tucked away amongst the greenery. There is also useful access from Back Lane.

A rare and exciting opportunity to breathe new life into a charming period cottage in one of North Yorkshire's most desirable villages. What a fabulous place to call home.

SERVICES

Oil Fired Central Heating, Mains Drainage

LOCAL LIFE IN ALNE

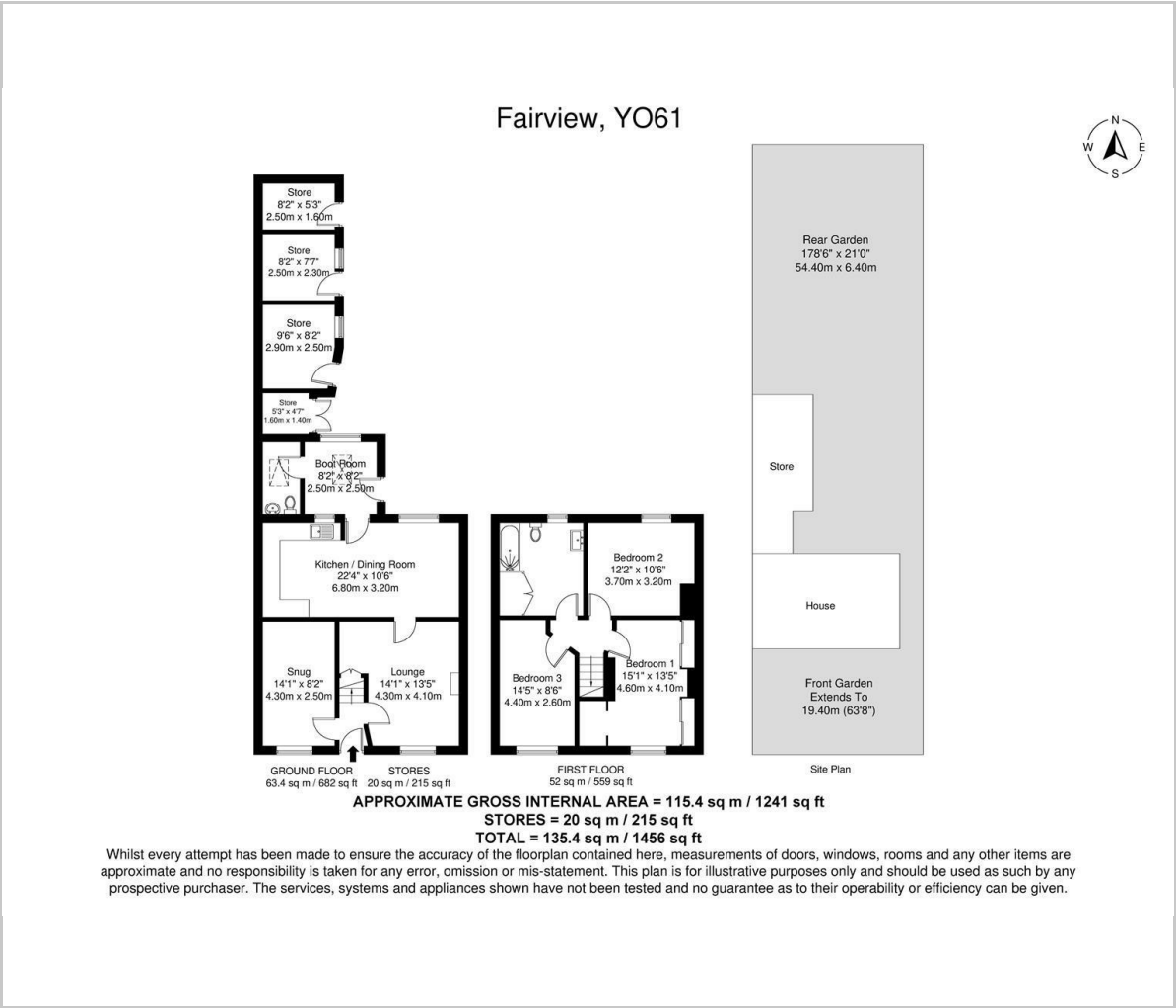
Alne is one of the most sought-after villages in the area, lying west of the A19, close to Easingwold. York, Harrogate and Leeds are all within commutable distance, the A59 is easily accessible via Aldwark Bridge and from there the wider motorway network.

The village has a church, village hall, pub/restaurant, a bus service to York and Easingwold, a recreation ground with sports field, tennis court, cricket club and a skateboard park. In addition there is a well-regarded Academy primary school. The four star Aldwark Manor Golf and Spa Hotel which has a swimming pool and gym can be found in the adjacent village, and the award winning village stores and post office are in the neighbouring village of Tollerton less than two miles distant.

The local market town of Easingwold (about five miles) has a secondary school (Academy) and excellent range of amenities, including several supermarkets, a doctor's surgery, dentist, butchers, cafes, restaurants, bank and numerous independent shops along with a weekly farmers market. The town is on the edge of the Vale of York and close to The North York Moors National Park (about 13 miles) and Howardian Hills an Area of Outstanding National Beauty.



Floor Plan



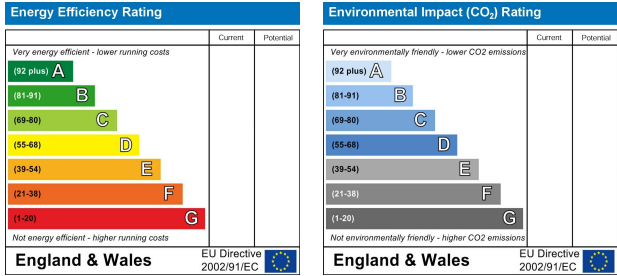
Viewing

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



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