



Pippin Cottage Mitchell Lane Alne
York, YO61 1RQ
£695,000

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A STUNNING, CHARACTERFUL AND BEAUTIFULLY PRESENTED DETACHED 4 BEDROOMED FAMILY HOME WITH WELL PROPORTIONED AND STYLISHLY APPOINTED ACCOMMODATION, ENJOYING DELIGHTFUL LANDSCAPED GARDENS WITHIN THIS HIGHLY FAVOURED RURAL VILLAGE TO THE NORTH OF YORK WITH EASE OF ACCESS ONTO THE A19

Mileages: York – 12 miles, Easingwold – 4 miles, A19 – 1 mile (Distances Approximate)

With vaulted and trussed ceilings, underfloor heating, plantation shutters to some windows, UPVC double glazing, and air source heating.

Vaulted Reception Hall, Cloakroom/WC, Open Plan 'L' Shaped Living Dining Room, Garden Room, Breakfast Kitchen, Utility Room, Guest Bedroom/Study, En Suite Shower Room/WC.

First Floor Galleried Landing; Principal Bedroom, En Suite Shower Room/WC, 2 Further Bedrooms, House Bathroom.

Outside; Front Garden, Brick Set Driveway with Off-Road Parking, EV Charging Point, Garage, Delightful South and West Facing Part-Walled Rear Garden Offering Excellent Privacy.

Viewing is highly recommended to fully appreciate this superbly appointed detached family home, built to a contemporary design by Future Developments Limited.

A central composite entrance door, flanked by glazed side panels, opens into a delightful vaulted RECEPTION HALL with eye-catching oak flooring and staircase rising to the first-floor galleried landing.

To one side is a CLOAKROOM/WC fitted with a white suite comprising pedestal wash hand basin with tiled splashback and low suite WC.

To the rear, an oak door opens into the impressive open-plan 'L' SHAPED LIVING DINING ROOM AND BREAKFAST KITCHEN, a superb entertaining space.

The DINING AREA adjoins the comprehensively fitted kitchen, featuring an extensive range of shaker-style wall and base units incorporating glazed display cupboards and deep pan drawers, complemented by oak work surfaces and tiled splashbacks. Integrated appliances include a full-size dishwasher, wine cooler, fridge, freezer, double oven and induction hob with extractor canopy over. A stainless steel one-and-three-quarter bowl sink unit with chrome mixer tap sits beneath a UPVC double glazed window overlooking the rear garden. A striking centre island with curved oak work surface provides a breakfast bar with useful storage beneath, whilst bifold doors open onto a generous stone patio. The space is enhanced by a vaulted ceiling with exposed oak apex beams and joists.

To the other side, the room opens into the LIVING AREA, enjoying a front-facing outlook through a UPVC double glazed window fitted with plantation shutters. To the rear, further bifold doors open directly onto the patio and landscaped gardens. A central feature is the eye-catching wood-burning stove set upon a stone hearth with exposed brick surround and floating timber mantel. Oak flooring continues throughout.

An oak door leads through to the GARDEN ROOM, a delightful and versatile space with plantation-shuttered window to the front and bifold doors opening onto the rear patio and gardens. Featuring a vaulted ceiling with exposed timber beams, this room would serve equally well as a study, family room or additional reception area.

An archway from the kitchen leads to the UTILITY ROOM, fitted with matching wall and base units, stainless steel sink with side drainer, tiled splashbacks and plumbing and space for a washing machine and separate dryer. There is a useful shelved storage cupboard and a composite external door providing access to the driveway and garage.

GUEST BEDROOM from the Reception Hall, an oak door opens to a versatile GUEST BEDROOM/STUDY, currently arranged as a home office. The room benefits from a wall of floor-to-ceiling wardrobes, shelved and railed with part mirrored fronts, together with a front-facing UPVC double glazed window fitted with plantation shutters.

EN SUITE SHOWER ROOM/WC is well appointed with a walk-in shower enclosure featuring a mains-fed rainfall shower, fully tiled surround, vanity wash basin with chrome mixer tap and gloss-fronted storage cupboards beneath, low suite WC, vertical chrome towel radiator and frosted window to the side.

From the Reception Hall, stairs with oak balustrading rise to the





GALLERIED FIRST FLOOR LANDING, illuminated by a quartet of Velux rooflights. There is a useful airing/storage cupboard together with additional eaves storage.

PRINCIPAL BEDROOM a spacious double bedroom enjoying a front-facing outlook through a UPVC double glazed window fitted with plantation shutters. The room benefits from fitted floor-to-ceiling wardrobes.

EN SUITE SHOWER ROOM/WC Comprising a walk-in shower with mains-fed rainfall shower, vanity unit with inset wash basin, concealed cistern WC, tiled surrounds, vertical chrome towel radiator and Velux rooflight.

BEDROOM 2 a generous double bedroom overlooking the rear gardens.

BEDROOM 3 a further double bedroom enjoying a front-facing aspect.

HOUSE BATHROOM appointed with a modern white suite comprising panelled bath with mains-fed shower over and glazed screen, vanity unit with inset wash basin, concealed cistern WC with gloss-fronted storage cabinetry, dual Velux rooflights and vertical chrome towel radiator.

OUTSIDE - Pippin Cottage enjoys a delightful position within this highly regarded and accessible village. To the front, the property is approached via a brick set driveway providing ample off-road parking and leading to:

GARAGE - (18'0" x 9'6" approximately) With up-and-over door, light and power connected.

A stone pathway leads to the central entrance door through a neatly clipped hedge, with a shaped lawn garden and external feature lighting. An EV charging point is located adjacent to the driveway.

A personal gate provides access to the rear garden, whilst double gates to one side offer discreet storage and access to the air source heat pump.

To the rear lies a beautifully landscaped, fully enclosed and part-walled south and west facing garden, offering an excellent degree of privacy. The garden has matured attractively with seasonal planting, shrubs, young trees and specimen planting beds retained by timber sleepers. Boundaries are complemented by walling and horizontal larch fencing. There is a useful timber storage shed, outside tap and paved pathways leading around the perimeter to a generous stone patio adjoining the Garden Room and Living Area bifold doors, creating an ideal space for outdoor entertaining and family enjoyment.

LOCATION - Aine is an attractive village featuring a delightful mix of period and modern homes set along the village street. The village remains highly sought after and is well served by a primary school, public house and regular bus service. Aine offers excellent accessibility to both the A19 and A1(M), with the market town of Easingwold approximately 4 miles distant and the City of York approximately 12 miles away. For those interested in sporting and recreational pursuits, the village benefits from a range of facilities including football, tennis and cricket.

TENURE – Freehold
POSTCODE – YO61 1RQ
COUNCIL TAX BAND – F
SERVICES – Mains water, electricity and drainage. Air source heat pump providing underfloor heating to the ground floor.

DIRECTIONS - From Easingwold proceed south along the A19 and turn right signposted Aine. Continue to the T-junction and turn left into the village along Main Street. Take the second right onto Mitchell Lane whereupon Pippin Cottage will be found on the left-hand side.

VIEWING - Strictly by prior appointment through the Sole Selling Agents, Churchills of Easingwold.

AGENT'S NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	91
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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