



Ale, York

£550,000

Stephensons
estate agents & chartered surveyors

S

Main Street,
York YO61 1TB

Est. 1871

£550,000

A characterful, unique and stylish conversion of a former school room, built in 1912 and originally attached to the village chapel. Tucked away off Alne's picturesque Main Street this remarkable village home provides flexible living space and a host of original features, complemented by a 30 yard drive and landscaped gardens boasting a high degree of privacy.

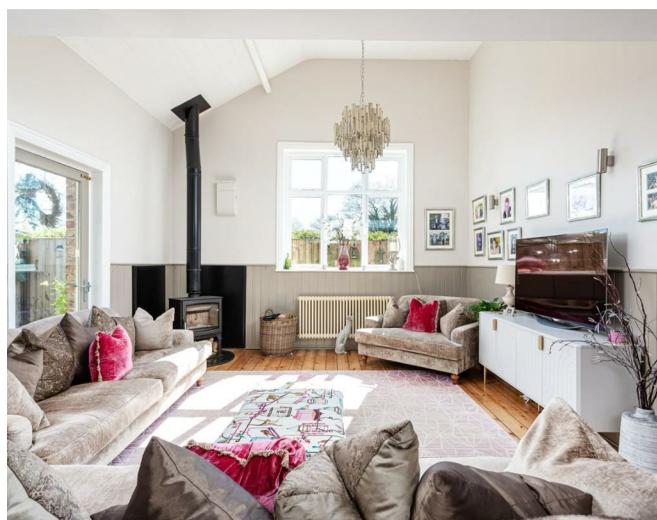
Sympathetically converted in 2010, this beautifully re-imagined home effortlessly blends period charm and contemporary styling that creates versatile accommodation across 2 floors that will undoubtedly appeal to both traditional house hunters and those seeking the ease and comfort of one level living.

A reception hall with a flagged limestone floor leads off into a practical and well-appointed bootility room and a charming study, equally suited as an intimate snug, with a rustic redbrick fireplace and a glazed door opening out into the garden.

The impressively appointed dining kitchen provides a good range of base and wall storage cupboards, generous worktop space with an inset stainless steel one and a quarter sink with drainer and a range of integrated appliances to include a fan assisted oven and grill, ceramic hob and a dishwasher, complemented by freestanding appliance space and garden views.

Painted bi-folding doors open to reveal a truly stunning 23'5" (7.14m) long living room enhanced by a wood burning stove, period style radiators, polished floorboards and a dramatic 13'8" (4.17m) high vaulted ceiling creating a remarkable sense of space and light.

Leading off the living room is a delightful snug, an inviting retreat with bi-folding doors opening out into a secluded courtyard.



Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: E - 53
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.



The ground floor also features a superbly appointed primary bedroom suite with a lofty high vaulted ceiling, fitted wardrobes, dressing table, high level storage and a luxuriously appointed en-suite shower room with an oversized dual head walk-in shower and a heated towel rail.

The first floor landing features a double glazed skylight, linen storage cupboard and doors leading off into 2 bedrooms and a spacious bathroom with both a bath and separate dual head walk-in shower.

Other internal features of note include an oil fired central heating system, double glazing and an unexpectedly generous storage cupboard with wardrobe space located off the first floor mid-landing.

Approached via an impressive 30-yard (27m) gravelled driveway, the property immediately conveys a sense of arrival leading to a double-width parking area and a substantial timber-built outbuilding 12'10" x 12'10" (3.91m x 3.91m) complete with power and lighting, and currently subdivided to create both a 'man cave' retreat and a practical garden store.

The beautifully landscaped front garden features a well-kept lawn framed by raised flowerbed borders and steps up to a generous, elevated decked seating area which is partially enclosed by the original chapel brickwork creating both character and a sense of privacy.

A charming pebbled pathway gently guides you around to the front entrance and onward to the rear garden, where a thoughtfully designed, low-maintenance space awaits with a wonderfully secluded paved courtyard and a brick-built outbuilding featuring the original shallow sink unit adding a further touch of heritage and practicality.

AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephenson's, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephenson's1871 on your favourite social media platform and start exploring.

Partners:

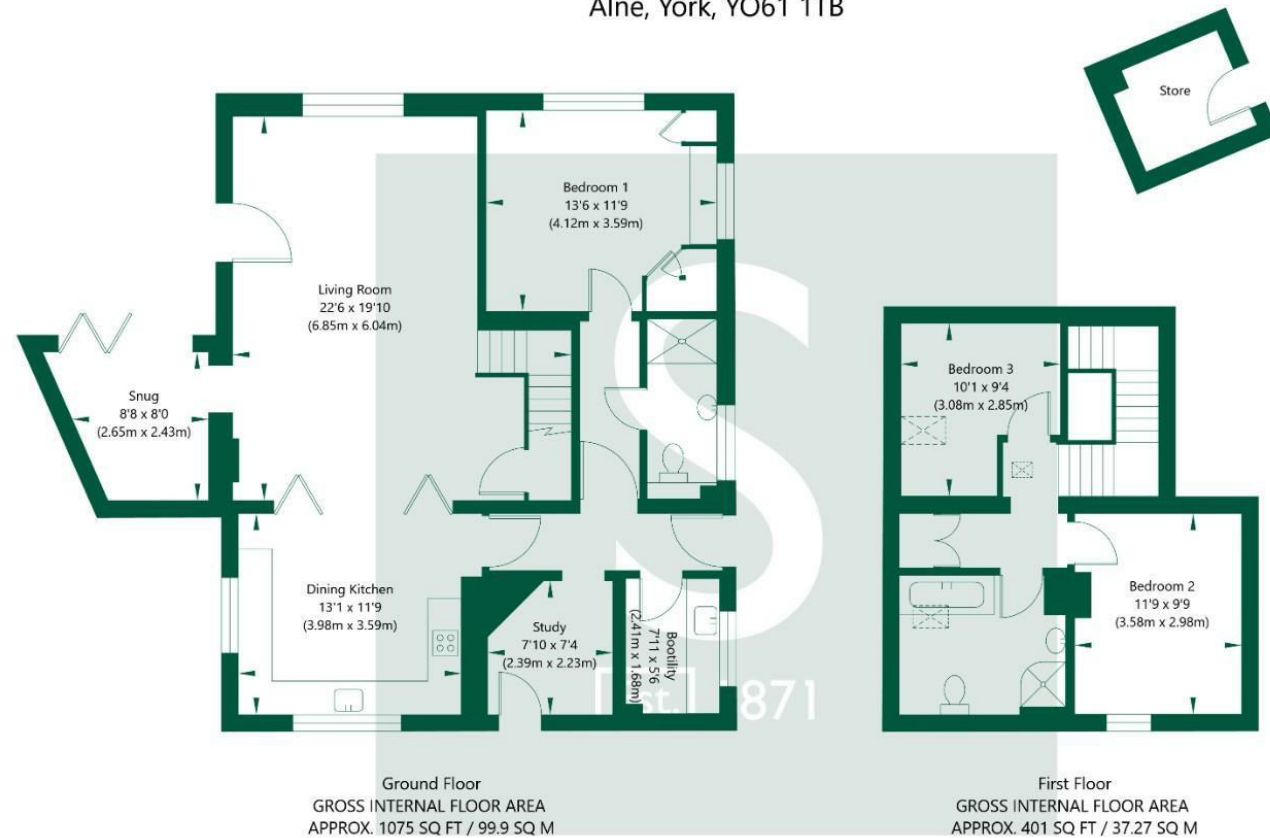
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Alne, York, YO61 1TB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1476 SQ FT / 137.17 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026

