

15 BACK LANE

WHIXLEY | YORK | NORTH YORKSHIRE | YO26 8BG

Occupying a delightful semi-rural position on the edge of the highly regarded village of Whixley, 15 Back Lane is an attractive and beautifully presented detached family home, enjoying exceptional far-reaching views across open countryside to the rear.

Constructed in 1998 by Bryant Homes, the property forms part of an established residential development, built in traditional brick with a pantile roof. The house offers light, spacious and versatile accommodation, with generous reception areas, four bedrooms and three bathrooms, providing an excellent balance of space for modern family living.

A particular highlight is the beautifully established west-facing rear garden, with sweeping lawns, mature trees, colourful borders and a choice of outdoor seating and entertaining areas, including a charming summerhouse.

The gardens enjoy a wonderful outlook across neighbouring farmland towards the distant countryside, creating a particularly attractive and peaceful setting.

Complemented by a private driveway and detached double garage, 15 Back Lane combines the comfort and practicality of a modern family home with the considerable appeal of an edge-of-village location and outstanding countryside views.

Please Note: This property is being offered for sale with no onward chain.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Study
- Family room/dining room
- Dining kitchen
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom

EXTERIOR

- Double garage with workshop
- Private driveway with ample parking
- Landscaped gardens
- Dining and entertaining terraces
- Summer house with decking

The spacious and welcoming reception hall creates an excellent first impression, with a glazed entrance door and adjoining panels allowing natural light to fill the space. Beautifully presented in soft neutral tones with contemporary wood-effect flooring, the hall features a traditional timber staircase rising to the first floor, with useful storage beneath. An elegant arched opening adds architectural interest, whilst doors lead to the principal ground floor rooms and a well-appointed guest cloakroom.





The impressive and generously proportioned sitting room is a wonderfully light and spacious reception room, enjoying a dual aspect with a large bay window overlooking the front of the property and French doors opening directly onto the rear terrace and gardens, with delightful views across the adjoining countryside.

A particular feature is the fireplace with its substantial timber mantel, slate hearth and inset wood-burning stove, creating a striking focal point and adding warmth and character to the room. Beautifully presented in soft neutral tones, the sitting room offers excellent proportions with ample space for a variety of seating arrangements, making it equally well suited to relaxed family living and more formal entertaining.



Positioned between the kitchen and sitting room, the family room provides a wonderfully versatile additional reception space, perfectly suited to everyday living but equally capable of serving as a separate formal dining room.

A particularly impressive feature is the expansive picture window, which almost fills the rear elevation, flooding the room with natural light and framing beautiful, uninterrupted views across the gardens and surrounding open countryside. The room is tastefully decorated in soft neutral tones, complemented by contemporary wood-effect flooring, creating a bright and comfortable setting.

With its excellent proportions and convenient position adjoining the principal living areas, this is a highly adaptable room, offering the flexibility to suit a variety of family needs whilst making the very most of the property's exceptional outlook.





Accessed directly from the reception hall, the ground floor study provides a well-proportioned and versatile room, ideally suited to those working from home or requiring a quiet space away from the principal living accommodation.

A large walk-in bay window is a particularly pleasing feature, allowing plenty of natural light to fill the room whilst enjoying an outlook towards the front of the property. Finished in soft neutral tones with wood-effect flooring, the room offers ample space for a substantial desk, shelving and additional storage.

Equally suitable as a snug or reading room, this is a valuable addition to the ground floor accommodation, offering flexibility to suit individual requirements.





The breakfast kitchen is a well-proportioned and thoughtfully arranged space, offering an excellent balance of practicality and comfort, with ample room for informal dining. Fitted with an extensive range of cream Shaker-style wall and base units, complemented by contrasting grey work surfaces, the kitchen provides generous storage and preparation areas, with a well-planned layout designed for everyday use.

Integrated appliances include a Bosch double oven, electric induction hob with extractor above and dishwasher, together with a large freestanding fridge freezer.

A one-and-a-half bowl sink with contemporary mixer tap is positioned beneath the rear window, enjoying delightful views across the gardens and open countryside beyond.

The breakfast area provides a comfortable setting for everyday meals, with the windows allowing plenty of natural light into the room and offering a lovely outlook over the rear gardens and surrounding rural landscape. Recessed ceiling spotlights, under-cabinet lighting and contemporary grey floor tiling complement the neutral colour scheme.

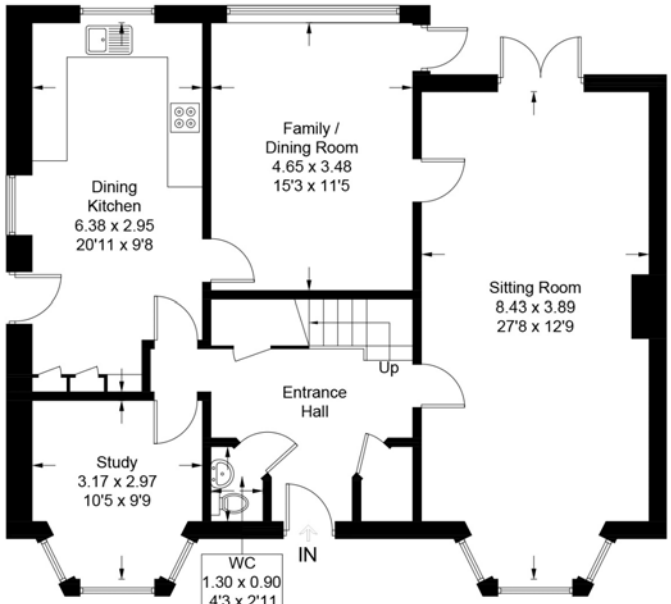
Positioned immediately alongside the family room, the kitchen enjoys a particularly convenient arrangement, allowing the two spaces to work together for both everyday family living and entertaining. An external door provides direct access outside, adding to the practicality of this well-considered part of the ground floor accommodation.



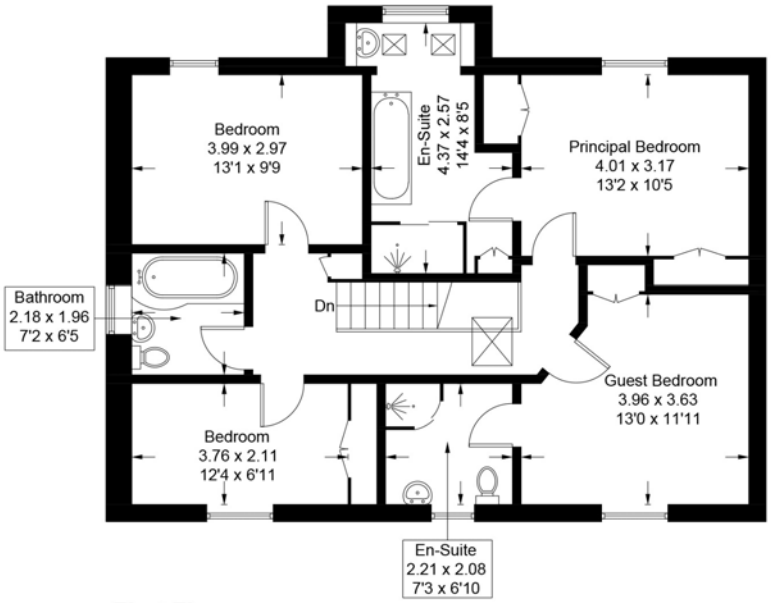


15 Back Lane, Whixley, York, North Yorkshire, YO26 8BG

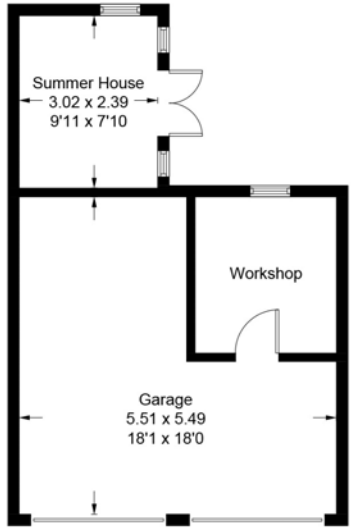
Approximate Gross Internal Area
Ground Floor = 1008 sq ft / 93.7 sq m
First Floor = 890 sq ft / 82.7 sq m
Outbuilding = 407 sq ft / 37.8 sq m
(Including Garage)
Total = 2305 sq ft / 214.2 sq m



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

The spacious first floor landing provides an impressive sense of openness, with a galleried arrangement overlooking the reception hall below. A traditional polished timber balustrade adds character, while a large overhead rooflight allows natural light to flood the space, creating a bright and airy feel.

Finished in soft neutral tones with fitted carpeting, the landing provides access to the first-floor bedrooms, house bathroom and loft space, with its generous proportions enhancing the overall sense of space throughout the upper floor.



The principal bedroom is a generously proportioned double room, enjoying a peaceful rear aspect with lovely views across the gardens towards the open countryside beyond. A large window provides plenty of natural light, while the soft neutral décor creates a comfortable and restful atmosphere.

The room benefits from two sets of built-in wardrobes, providing excellent storage without compromising the generous floor space. There is also the added convenience of direct access to a private en-suite bathroom, completing this well-appointed principal bedroom suite.



The generously proportioned en-suite bathroom is particularly well appointed, featuring a comprehensive range of modern fittings, including a large whirlpool bath and a separate walk-in shower enclosure with glazed sliding doors.

The vanity washbasin is set within contemporary white cabinetry with a contrasting dark worktop, providing excellent storage, alongside a low-level WC, additional fitted cupboards and a chrome heated towel rail.

Finished with neutral tiled flooring and soft, complementary décor, the bathroom benefits from a large window framing wonderful uninterrupted views across the surrounding countryside, creating a bright and spacious setting.





Guest bedroom
The guest bedroom is another generously proportioned double room, providing comfortable accommodation with ample space and a pleasant outlook over the front of the property.

The room is attractively decorated in soft, neutral tones with subtle patterned wallpaper, creating a light and comfortable atmosphere. A large window allows plenty of natural light, while a built-in double wardrobe provides useful storage without compromising the generous floor space.

The bedroom also benefits from its own en-suite shower room, making it particularly well suited to visiting family and guests, whilst offering a good degree of privacy and independence.

En-suite shower room
The guest bedroom benefits from a well-appointed en-suite shower room, fitted with a contemporary white suite comprising a generous curved corner shower enclosure with glazed sliding doors, rainfall showerhead and separate handheld attachment, together with a wash hand basin set within a fitted vanity unit and WC.

The room features marble-effect wall panelling within the shower and coordinating splashbacks, complemented by soft grey walls and contrasting dark floor tiles. Fitted cabinetry provides excellent storage, while a window allows natural light and ventilation, completing this practical and attractive en-suite facility.





Bedroom three
A further well-proportioned double bedroom, enjoying a pleasant outlook over the rear gardens and surrounding countryside. The room is light and comfortable, with soft neutral décor, subtle patterned wallpaper and ample space for a double bed and additional bedroom furniture.

Bedroom four
The fourth bedroom is another comfortable double room, positioned to the front of the property and enjoying good natural light through a large window. Decorated in soft grey tones with coordinating carpeting, the room offers ample space for a double bed and benefits from built-in wardrobes, providing convenient storage.

House bathroom
The house bathroom is fitted with a contemporary white suite comprising a panelled bath with traditional-style mixer taps and handheld shower attachment, a wash hand basin set within a fitted vanity unit and WC. Marble-effect wall panelling complements the soft blue décor, whilst contrasting floor tiles provide a practical finish. A range of fitted cupboards offer excellent storage for bathroom essentials, with coordinating work surfaces adding to the overall finish. A window provides natural light and ventilation, completing this well-appointed family bathroom.









Setting, Gardens and Grounds

The property occupies a particularly attractive position, enjoying a peaceful semi-rural setting with lovely open views across the surrounding North Yorkshire countryside. The rear of the house is a particular feature, with its elevated outlook over the gardens, mature trees and adjoining farmland, providing a wonderful sense of space and an ever-changing rural backdrop.

The gardens are well established and thoughtfully arranged, with generous areas of lawn, mature trees, shrubs and planted borders creating an attractive setting for the house. The principal gardens lie to the rear, where the open aspect allows the countryside views to be fully appreciated. A paved terrace immediately adjoining the house provides an ideal space for outdoor dining and relaxation, with direct access from both the sitting room and the family/dining room, creating a seamless connection between the indoor and outdoor living spaces.

The rear garden is framed by established planting and mature trees, which provide an attractive natural boundary whilst retaining the far-reaching views across the neighbouring fields. The combination of lawns, colourful seasonal planting and established greenery creates a pleasant outdoor environment, with plenty of scope for further landscaping or personalisation.

Approach, Parking and Garaging

The property also benefits from private off-street parking together with garaging and workshop/store, providing valuable practical space for vehicles, storage and hobbies.

The combination of generous gardens, useful ancillary accommodation and the attractive countryside outlook makes this a particularly appealing family home, offering the advantages of a village setting whilst enjoying a wonderful connection with the surrounding rural landscape.







LOCATION

Whixley is a charming and highly regarded village offering an enviable blend of rural tranquillity and a thriving community spirit. Surrounded by open countryside, the village has retained its traditional character, with an attractive mix of period homes, mature trees and quiet country lanes creating an idyllic setting in which to live. At the heart of the village is the historic Church of the Ascension, a beautiful landmark that reflects Whixley's long and fascinating history, dating back to the Domesday Book.

The Village Hall, built in 1935 on the initiative of the W.I. is much used and is the home of Whixley Badminton Club. The Hall hosts, dances, parties, quiz nights, regular bridge afternoons as well as the meetings of the Parish Council, W.I., Toddler Group and monthly resident lunches throughout the winter. It also stages the annual Whixley Pantomime, and 5k/10k fun run are highlights of the autumn season.

As well as those mentioned above, Whixley has a thriving Cricket Club with two teams – ladies and juniors welcome. Bellringers and Choristers meet regularly at the church for practice.

Whixley Village Shop was originally opened as a community venture and is now run by Helen Tessyman who also runs the shop in nearby Marton cum Grafton. The shop itself is owned by the Parish Council. The shop stocks Voakes Pies, made in Whixley, and a wide range of groceries and supplies including fruit, vegetables, bread and milk, ice cream, and newspapers as well as a selection of wines, beers and soft drinks. Daily newspapers can be ordered and collected from the shop. This quintessential English village offers a vibrant and varied community ideally suited for family life.

EDUCATION

The area is well served by schools for children of all ages both in the public and private sectors, notably Green Hammerton primary school, St Olave's, St Peter's and Bootham in York. Queen Ethelburga's is under two miles away.

SPORTS AND RECREATION

Whixley enjoys a strong community spirit with a range of recreational facilities centred around the village hall, recreation ground and children's play area. The village is also home to a thriving cricket club, while a variety of local clubs and community groups provide activities and events throughout the year.

Surrounded by beautiful North Yorkshire countryside, Whixley is an excellent base for walking, cycling and horse riding, with an extensive network of public footpaths, bridleways and quiet country lanes on the doorstep.

A wider range of sporting and leisure facilities can be found in nearby Boroughbridge, Knaresborough, Harrogate and York, including golf courses, tennis clubs, leisure centres, swimming pools and a variety of sports clubs, all within easy reach.

TRANSPORT LINKS

ROADS

Whixley enjoys an excellent location with convenient access to the region's principal road network. The nearby A59 provides direct links to York and Harrogate, while the A1(M) is just a short drive away, offering excellent connectivity north and south to Leeds, Wetherby and the wider motorway network.

This highly accessible location makes Whixley ideal for commuters while retaining all the benefits of peaceful village living. travelling further afield.

TRAINS

Whixley is well served by rail, with Cattal railway station just a short distance away. Situated on the Harrogate Line, it offers regular services to York, Harrogate and Leeds, with onward connections from York to London's King's Cross, Edinburgh and destinations across the national rail network. The station provides an excellent option for commuters.

AIRPORTS

Whixley is conveniently located for access to several regional and international airports. Leeds Bradford Airport is approximately 20 miles away, offering an extensive range of domestic and European flights. Teesside International Airport and Manchester Airport are also readily accessible, providing an excellent choice of national and international destinations for both business and leisure travellers.



Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.
Services: Mains electricity, water and drainage. LPG central heating.
Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.
Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.
Energy Performance Certificate: Rating D. Full copy of the energy performance certificate is available upon request.
Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.
Mileages: Boroughbridge 7 miles, Knaresborough 7 miles, Harrogate 11 miles, York 12 miles, Leeds 29 miles (All mileages are approximate)

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