Church Lane, Appleton Roebuck, York

£595,000

Stephensons
estate agents & chartered surveyors

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Church Lane, York YO23 7DF

£595,000

Est. 1871

Set along a tranquil country lane in the very heart of the highly regarded village of Appleton Roebuck, this beautifully crafted detached family home offers an enviable blend of refined rural living and everyday convenience.

Constructed in circa 2016, the home has been thoughtfully designed to deliver generous, versatile accommodation extending to four well-proportioned bedrooms arranged across two floors.

Surrounded by open countryside yet enjoying swift access to York city centre, the A64 and falling within the coveted catchment for Tadcaster Grammar School, the property is perfectly positioned for families and professionals seeking space, style and connectivity.

Constructed in circa 2016, the home has been thoughtfully designed to deliver generous, versatile accommodation extending to four well-proportioned bedrooms arranged across two floors. Occupying mature grounds of approximately a quarter of an acre, the property enjoys a sense of privacy and space rarely found, complemented by a substantial detached double garage, solar panels and a superb first-floor balcony overlooking idyllic woodland scenery.

Upon arrival, the property is entered via a uPVC double glazed front door into an impressive and welcoming reception hall. Finished with a tiled floor, this central hub sets the tone for the rest of the home, offering access to two ground-floor bedrooms, the family bathroom, the principal reception room and the expansive family kitchen, while a turning staircase rises elegantly to the first-floor accommodation.

The main reception room is positioned to the rear of the property, where it takes full advantage of glorious garden views and rolling farmland beyond. Bi-folding doors open seamlessly onto the outdoor space, creating a wonderful connection between inside and out, while an additional side window allows natural light to flood the room throughout the day. The focal point is a striking brick and stone fireplace housing a freestanding multi-fuel stove, creating a warm and inviting atmosphere ideal for both relaxed evenings and entertaining.

At the heart of the home lies the spacious family kitchen, designed as a true social space for modern living. Arranged with classic Shaker-style wall and base units to

Tenure: Freehold
Services/Utilities: Mains water, electricity and drainage. Oil fired central heating.
Broadband Coverage: Up to 1000 Mbps download speed*
EPC Rating: 85 - B
Council Tax: Selby – Band F
Current Planning Permission: No current planning permissions
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.

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

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

three sides, the kitchen offers ample preparation surfaces and a central breakfast bar incorporating a single drainer sink. Integrated appliances include a Whirlpool ceramic hob, matching double oven, extractor hood and dishwasher, combining style with functionality.

Flowing directly from the kitchen is an outstanding open-plan living and dining area, bathed in natural light and offering ample space for both family dining and informal seating. A further set of bi-folding doors opens onto a raised rear patio, making this an exceptional space for entertaining, summer gatherings or simply enjoying the peaceful garden setting.

Discreetly positioned off the kitchen is a practical utility room, fitted with additional cabinetry, plumbing for a washing machine, space for a freestanding fridge freezer, a stainless steel sink unit and housing the Worcester boiler. A uPVC double glazed personnel door provides convenient external access to the driveway.

The ground floor further benefits from two generously sized bedrooms, the larger of which features built-in storage cupboards. These rooms are served by a stylish and contemporary house bathroom, appointed with a panelled bath, walk-in shower cubicle with mains shower, low flush WC and a hand wash basin set within a sleek high-gloss vanity unit.

To the first floor, a striking feature landing creates a gallery-style space filled with natural light from a Velux roof window. From here, access is granted to two further bedrooms, an additional shower room and the roof space.

The principal bedroom suite is a standout feature of the home, positioned to the rear and offering a tranquil retreat. Fitted wardrobes and alcove storage provide excellent practicality, while a full-height uPVC door and window lead directly onto a private balcony, an idyllic spot to enjoy morning coffee while taking in peaceful woodland views. The fourth bedroom, located to the front, also benefits from fitted wardrobes and alcove storage. Completing the first floor is a modern shower room comprising a walk-in shower with mains feed, low flush WC and a hand wash basin with integrated storage, housing the hot water cylinder.

Externally, the property is approached via a quiet country lane and offers extensive off-street parking on a gravelled driveway. The front garden is laid mainly to lawn with well-stocked herbaceous borders, creating an attractive and welcoming first impression.

To the rear, the gardens are a true highlight, beautifully landscaped and thoughtfully arranged with manicured lawns, a generous vegetable plot and greenhouse, ideal for those seeking a more sustainable lifestyle. The detached brick-built double garage is fitted with an electric door, side personnel access and solar panels, further enhancing the home's appeal and efficiency.

Homes of this calibre and setting are rarely available. An internal inspection is highly recommended to fully appreciate the quality, space and lifestyle on offer within this exceptional village residence, perfectly suited to families, professionals and those seeking an elegant country home without compromise.

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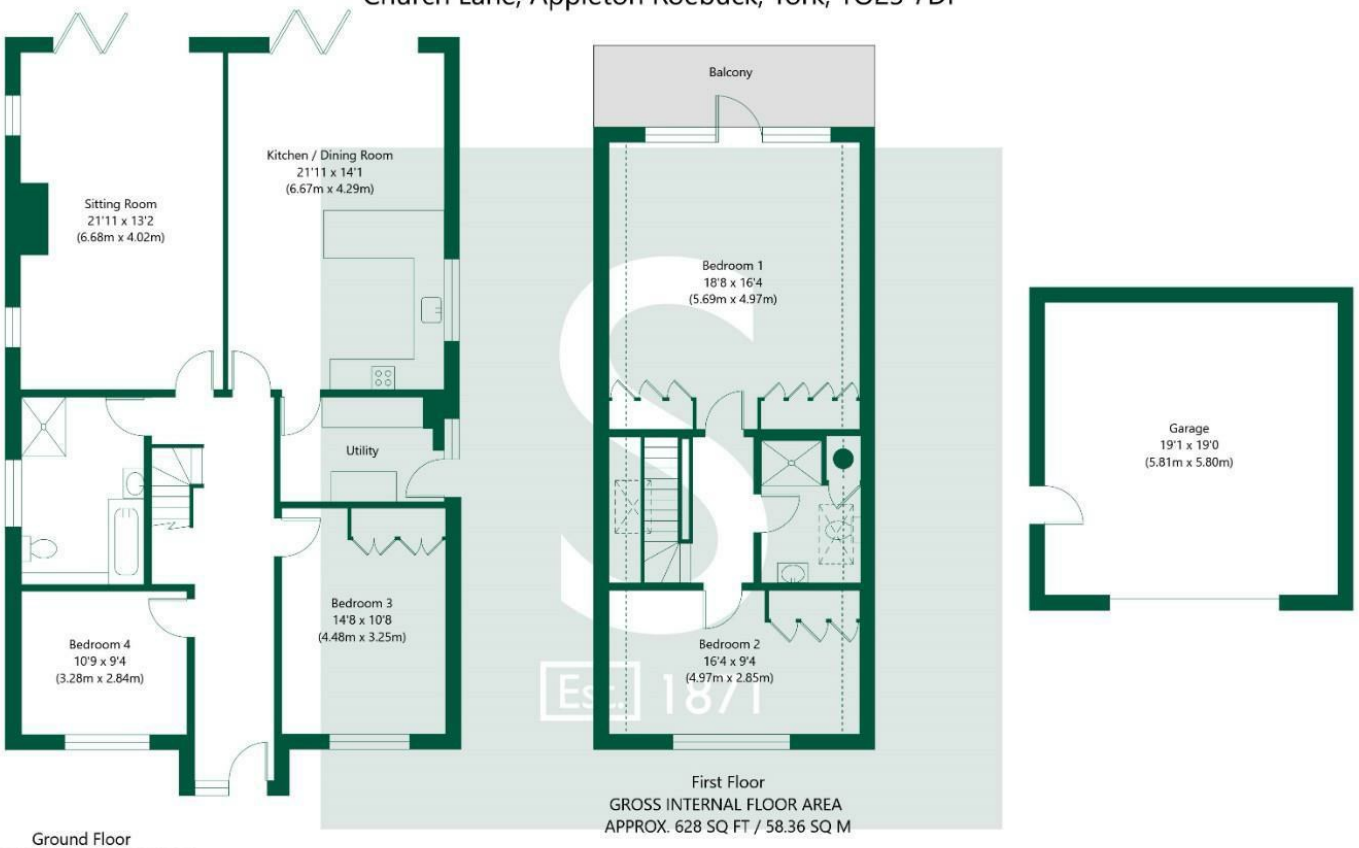

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1237 SQ FT / 114.93 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 628 SQ FT / 58.36 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1865 SQ FT / 173.29 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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