

Forest Lane, York YO61 1TT

£400,000

Stephensons
land & new homes



Plot 2, The Oaks is an attractive single-storey barn conversion offering contemporary, energy-efficient living within an exclusive rural development.

Tenure: Freehold
 Broadband Coverage: Up to 1000 Mbps download speed*
 EPC Rating: TBC
 Council Tax: TBC

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



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
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Associate Partners:

N Lawrence
 I Jarvis MNAEA

A beautifully designed three-bedroom barn-style home, combining traditional rural character with contemporary architecture, generous living space and a high-quality specification throughout.

Designed with modern living in mind, Plot 2 makes excellent use of space and natural light. At the heart of the home is an impressive open-plan kitchen, dining and living space, creating a versatile and welcoming environment that is equally suited to relaxed everyday living and entertaining.

The contemporary kitchen features a central island and flows naturally into the dining and sitting areas, creating a wonderful sense of space and connectivity. Large glazed doors open directly onto the private garden, allowing natural light to flood the room and create a seamless connection between the indoor and outdoor spaces.

The accommodation comprises three well-proportioned bedrooms, including a generous principal bedroom, with two further bedrooms offering excellent flexibility for family, guests or those working from home. The property also benefits from a sophisticated family bathroom, an additional shower room/WC and a separate utility room providing useful laundry facilities, storage and practical everyday space.

Externally, Plot 2 enjoys a generous private garden, dedicated off-road parking and a peaceful position within this thoughtfully designed courtyard development. Surrounded by the character of the North Yorkshire countryside, the development offers a tranquil setting while remaining conveniently positioned for access to local amenities and surrounding towns.

Built to a high standard throughout, the property combines contemporary comfort and energy efficiency with the timeless appeal of barn-style architecture. The combination of character, natural light, flexible accommodation and modern design makes this an excellent choice for families, downsizers or professionals looking for a stylish home within a peaceful village setting.

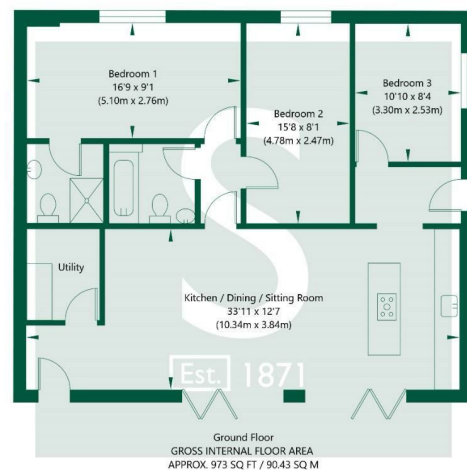
Key features include three well-proportioned bedrooms, an impressive open-plan kitchen, dining and living area, contemporary kitchen with central island, large glazed doors opening onto the garden, modern family bathroom, additional shower room/WC, separate utility room, generous private garden and dedicated off-road parking. The property forms part of an exclusive countryside development in the sought-after village of Alne and benefits from a high-quality, energy-efficient specification throughout.

Offering a superb balance of style, practicality and rural tranquillity, Plot 2 presents a rare opportunity to enjoy modern barn-style living in an attractive North Yorkshire village.

Images Disclaimer: The CGI images and videos contained 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 of the finished property. Purchasers should satisfy themselves as to the specification, dimensions, finishes and appearance of the property.

Anti-Money Laundering: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. This fee must be paid before a Memorandum of Sale can be issued to the solicitors and is non-refundable should the purchase subsequently not proceed.

The Oaks , Alne, York, YO61 1TT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 973 SQ FT / 90.43 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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