Forest Lane, York YO61 1TT

£390,000

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Plot 3, The Oaks is a beautifully appointed three-bedroom barn conversion combining contemporary open-plan living with the charm and character of a traditional rural setting.

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.

Imagery Disclaimer: The CGI's 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.







A beautifully designed three-bedroom barn-style home, combining the character of traditional agricultural architecture with contemporary design, generous living spaces and a high-quality specification throughout.

At the heart of the home is an impressive open-plan kitchen, dining and sitting room, creating a bright, spacious and sociable environment that is perfectly suited to both everyday family life and entertaining. The contemporary kitchen provides a stylish focal point to the room, while large glazed openings flood the space with natural light and provide direct access to the private garden. The seamless connection between the interior and exterior creates a wonderful sense of space and allows the surrounding landscape to become part of the home.

The accommodation comprises three well-proportioned bedrooms, including a generous principal bedroom, with two further bedrooms offering excellent flexibility for family living, guests or working from home. The principal bedroom benefits from an en-suite, while a contemporary family bathroom and additional cloakroom provide practical convenience for day-to-day living. A separate utility room adds further functionality and valuable storage.

Externally, Plot 3 enjoys a generous private garden, dedicated off-road parking and attractive views across the development and surrounding countryside. The peaceful setting provides a wonderful backdrop to the property while retaining the convenience of village living and easy access to nearby amenities.

Finished to a high specification throughout, Plot 3 has been thoughtfully designed around the demands of modern living, with energy efficiency, natural light and flexible accommodation at the forefront. The architectural character of the property's agricultural origins has been carefully retained and combined with contemporary finishes, resulting in a home that feels both timeless and modern.

Offering an excellent balance of character, style and practicality, Plot 3 presents a rare opportunity to enjoy contemporary barn-style living in a tranquil countryside setting within the sought-after village of Alne.

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 979 SQ FT / 90.98 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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