



Ale, York

£495,000

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Station Road, York YO61 1TS

Est. 1871

£495,000

A wonderful 3 bedroom detached rural property set in half an acre of idyllic gardens and grounds, located just 1 mile outside the charming village of Alne, 3 miles from Easingwold and only 10 miles from York. Featuring flexible living accommodation, perfect for both house and bungalow hunters alike, this home is offered with vacant possession and free of any onward chain.

Converted in 2016, this delightful former coach house style outbuilding has been exquisitely transformed and thoughtfully designed to provide luxuriously appointed living space that seamlessly combines comfort, versatility and a strong connection to its rural surroundings. It should also be noted however, while a railway line lies discreetly beyond the rear boundary, the gardens and grounds remain notably private and enchanting - an appealing compromise that helps keep this charming rural home more accessible in price than many comparable countryside properties.

A welcoming reception hall, complete with cloakroom, storage cupboard, staircase and elegant oak flooring, sets the tone on arrival at Oakleigh Cottage, leading seamlessly into a beautifully conceived open-plan living space.

At its heart lies a stunning triple-aspect sitting room, bathed in natural light and rich in character featuring painted beams, a wood-burning stove and a charming walk-in bay window framing idyllic paddock views.

Flowing from here, the dining kitchen is both stylish and highly functional, thoughtfully appointed with expansive granite worktops, a classic period style sink, bespoke cabinetry and space for a range cooker, complemented by a porcelain tiled floor and integrated appliances to include a dishwasher, washing machine and fridge.



Tenure: Freehold
Services/Utilities: Electricity & Water are understood to be connected with sewage by way of a private treatment plant
Broadband: Up to 76 Mbps* download speed
EPC Rating: 70 - 79
Council Tax: TBC - 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 offers a generously proportioned principal en-suite double bedroom with a beautifully appointed en-suite shower room and a walk-in bay window overlooking the front garden.

Upstairs, the landing enjoys picturesque views across the pond and rear garden, and solid oak doors opening into 2 further spacious double bedrooms with 1 benefiting from built-in wardrobes. A luxurious bathroom completes the first floor, featuring a freestanding bath tub and a separate walk-in shower.

Additional features include oil fired central heating and double glazing throughout.

Externally, a shared driveway with the neighbouring Oakleigh leads to a private gravelled drive and parking area for Oakleigh Cottage.

The gardens are a true highlight, with the front and side offering a blend of lawned and block paved seating spaces, while the secluded larger than average rear garden provides a wonderful rural setting. Backed by woodland and centered around a generous wildlife pond, it is a haven for nature and an idyllic escape.

AGENTS NOTE

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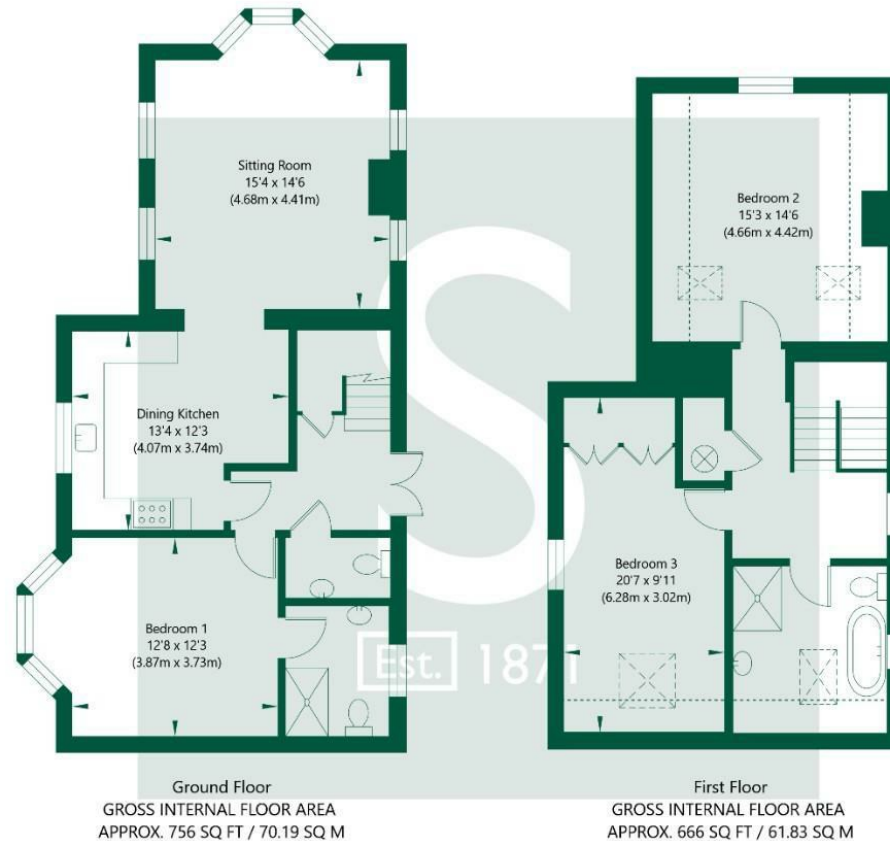
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1422 SQ FT / 132.02 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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