

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Walnut House Moorlands Lane Tollerton

York, YO61 1QR

£700,000

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ENJOYING A DISCREET TUCKED AWAY POSITION ALONG MOORLANDS LANE WITHIN THE HIGHLY REGARDED VILLAGE OF TOLLERTON, AN IMPRESSIVE INDIVIDUALLY DESIGNED DETACHED 4/5 BEDROOMED FAMILY HOME OCCUPYING LANDSCAPED SOUTH FACING PART WALLED GROUNDS. EXTENDING TO OVER 2,700 SQ FT, THE PROPERTY COMBINES WELL PROPORTIONED FAMILY ACCOMMODATION WITH A HIGH DEGREE OF VERSATILITY, INCLUDING A 22FT KITCHEN/DINER, GENEROUS RECEPTION ROOMS, DETACHED DOUBLE GARAGE WITH FIRST FLOOR HOME OFFICE/HOBBY ROOM AND DELIGHTFUL ESTABLISHED GARDENS DESIGNED FOR MODERN FAMILY LIVING AND ENTERTAINING

Mileages: A19 - 1 mile, Easingwold - 4 miles, York - 12 miles (Distances Approximate).

Reception Hall, Cloakroom, Separate WC, Sitting Room, Dining Room, Study/Bedroom 5, Kitchen/Diner, Utility Room

Principal Bedroom with Ensuite, Guest Bedroom with Ensuite, Two Further Double Bedrooms, Family Bathroom

Detached Double Garage, First Floor Home Office/Hobby Room, Driveway Parking, Mature Landscaped South Facing Gardens, Summer House

An OUTBUILT RECEPTION PORCH opens into a STAIRCASE RECEPTION HALL extending to over 22ft in length, creating a welcoming first impression and setting the tone for the accommodation beyond.

Positioned to the front of the property is a versatile STUDY/BEDROOM 5 enjoying a pleasant outlook and finished with polished oak flooring, making it equally suited as a home office, snug or additional bedroom accommodation.

Double doors lead through to the formal DINING ROOM, a well proportioned reception space centred around an attractive chimney breast and perfectly designed for both family gatherings and entertaining.

The SITTING ROOM enjoys a delightful south facing aspect, featuring a striking semi-circular bay with glazed doors opening directly onto the gardens. The room is centred around a cast wood burning stove set within an attractive fireplace.

Undoubtedly one of the principal features of the home is the 22ft KITCHEN/DINER comprehensively designed by Inova and fitted with an extensive range of bespoke cabinetry complemented by granite work surfaces and matching upstands. A central five-ring gas hob with extractor above, integrated appliances, display cabinetry and a substantial oak topped peninsula incorporating breakfast bar seating. Beyond lies a bright dual aspect DINING AREA overlooking the gardens.

A separate UTILITY ROOM provides further storage together with laundry facilities and direct access onto the rear terrace and gardens.

Stairs rise from the reception hall to a GALLERIED FIRST FLOOR LANDING with fitted storage cupboards and access to generous loft storage.

The PRINCIPAL BEDROOM is beautifully proportioned and enjoys a distinctive semi-circular south facing bay window overlooking the gardens. Fitted furniture provides ample storage whilst an ENSUITE SHOWER ROOM is appointed with underfloor heating, walk-in shower, vanity basin and WC.



















The GUEST BEDROOM benefits from a pleasant front aspect together with a well-appointed ENSUITE SHOWER ROOM featuring underfloor heating.

Two further DOUBLE BEDROOMS are served by the HOUSE BATHROOM, fitted with a white suite comprising bath, wash basin, WC and heated towel radiator together with underfloor heating.

OUTSIDE - Walnut House is approached from the rural setting of Moorlands Lane via substantial timber gates opening onto an extensive brick-set driveway providing generous parking and access to the DETACHED DOUBLE GARAGE (19FT 5 X 18FT 7). Above the garage is a highly versatile HOME OFFICE/HOBBY ROOM (18FT 10X 12FT 4), ideal for remote working, hobbies or additional recreational space.

The gardens represent one of the property's most attractive features. Enjoying a sunny south and west facing aspect, they have been thoughtfully landscaped to create a series of distinct outdoor spaces. Extensive paved and timber decked terraces provide excellent areas for al fresco dining and entertaining, whilst sweeping lawns are framed by mature hedging, specimen trees, flowering shrubs and established borders offering colour and interest throughout the seasons. A particularly attractive circular garden is enclosed by richly stocked borders and fruit trees with a charming walled backdrop, creating a wonderful sense of privacy and enclosure. Beyond, a purpose-built SUMMER HOUSE with power and lighting provides a peaceful retreat from which to enjoy the gardens and surroundings.

LOCATION - Tollerton is a popular village located approximately 20 minutes' drive from the centre of York and approximately 4 miles from the Georgian Market Town of Easingwold. The village amenities include a village store/post office, village hall, tennis courts, Doctor's surgery and public house. There is also a bus service on a daily basis to the highly regarded Easingwold School.

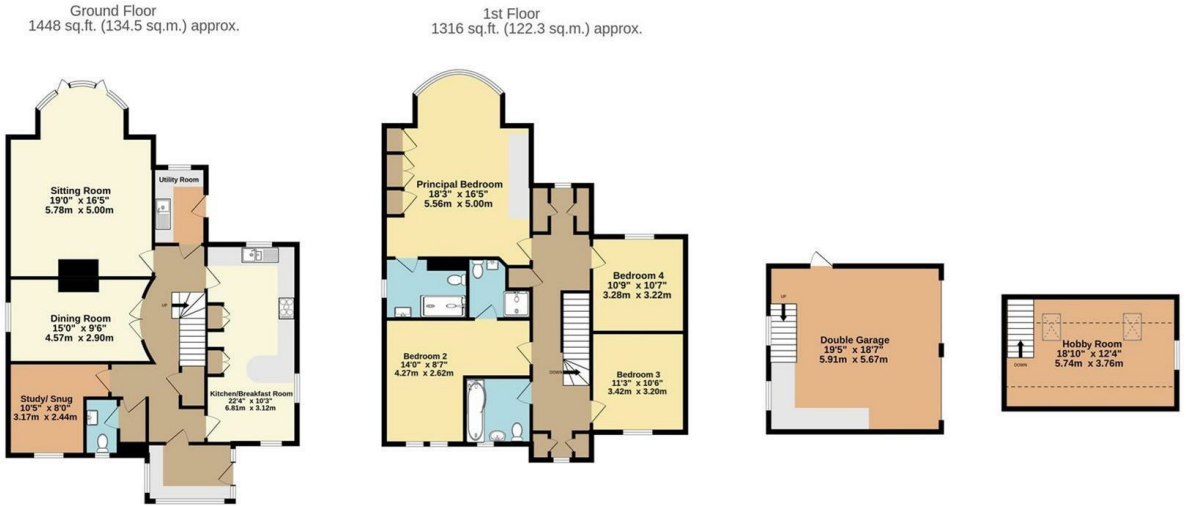
POSTCODE - YO61 1QR
TENURE - Freehold
SERVICES - Mains water, electricity and drainage, with gas-fired central heating
COUNCIL TAX BAND – G

DIRECTIONS - From our central Easingwold office, proceed south along the A19, and take the second turning right signposted Tollerton. On entering the village, turn right onto Back Lane, continue along Back Lane, bearing left at the end onto Moorlands Road, whereupon Walnut House is positioned on the left-hand side, and can be identified by the Churchills 'For Sale' board.

VIEWINGS – Strictly by prior appointment through the selling agents, Churchills. Tel: 01347 822 800 Email: easingwold@churchillsyork.com

AGENTS NOTE - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the sales transaction to fulfil their obligations under anti-money laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN

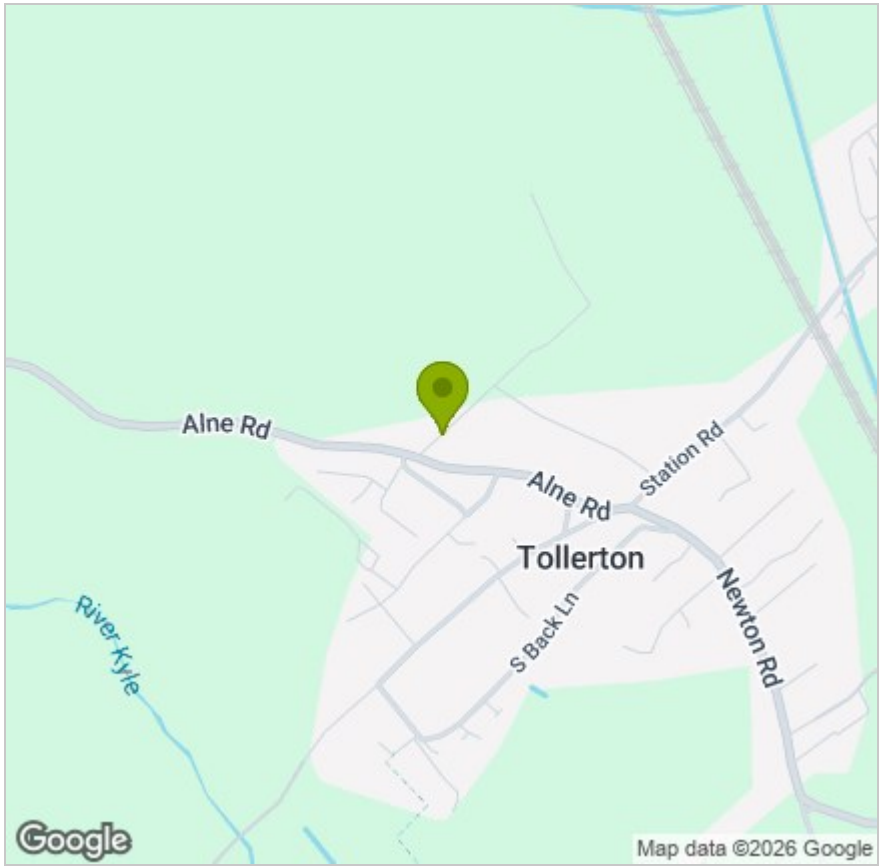


TOTAL FLOOR AREA : 2765 sq.ft. (256.8 sq.m.) approx.

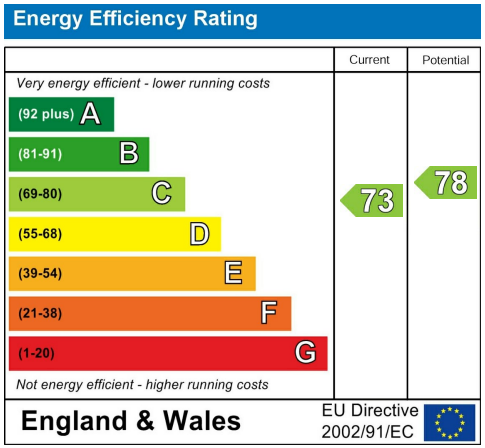
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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