



# Common Lane

Warthill, York

YO19 5XW

£830,000

 5  4

Located in the heart of the highly sought-after village of Warthill, just to the east of York, is this substantial and beautifully maintained detached single storey house set within exceptional gardens with an open aspect to the rear. The current owners have undertaken significant improvements to the house, which occupies an incredible plot stretching to approximately 150 metres in length and offers over 2,300 square feet of flexible accommodation. This is a rare opportunity to acquire a home that effortlessly adapts to family life or multi-generational living, with the additional benefits of a generous single-level space in a peaceful village setting, all while being conveniently located just five miles from York city centre and adjacent to the A64 for easy access to Leeds, Malton and Scarborough.

Internally, the property is entered via a welcoming porch leading through to a spacious reception hall. The principal living room is a generous L-shaped space with dual aspect windows, filled with natural light and offering a comfortable setting for everyday living. From here, a separate dining room enjoys French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor entertaining.

At the heart of the home lies a stunning breakfast kitchen, thoughtfully designed with an extensive range of fitted units, butcher's block worktops and a Belfast sink. A central island with breakfast bar provides both a focal point and a practical workspace, complemented by a Rangemaster cooker, integrated dishwasher and space for an American-style fridge freezer. The kitchen flows naturally into a breakfast room with French doors leading out to the rear patio.

