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Pine Trees, Bilton-In-Ainsty

York

£765,000



Nestled along a no through road in the picturesque village of Bilton-In-Ainsty, Pine Trees is a highly attractive and generous property surrounded by stunning countryside, having been recently remodelled to suit the needs of modern family living.

Set back behind secure wooden gates, a traditional oak storm porch sets the scene for the style and quality this property offers. An inviting entrance hallway leads to all the principal ground floor accommodation, including two reception rooms and the newly extended kitchen/diner.

The primary lounge is adorned with many traditional features including a log burning stove with stone hearth and floating oak mantel, decorative dado rail, oak beams and plantation shutters on the wooden sash windows. A hand crafted cabinet with log storage, and shelving above sits neatly in the alcove and complements this room beautifully.

To the rear of the property, and opening up onto the garden, is the truly impressive open plan kitchen/diner. This meticulously designed space is flooded with natural light from the hardwood french doors, bi-folding doors, windows and attractive roof lantern. The bespoke kitchen offers a multitude of high quality features, including a stone effect porcelain tiled floor, quartz worktop and Rangemaster double oven with gas hob. A waste disposal unit and integrated dishwasher also features. The large peninsula is ideal for entertaining and casual dining, with space beyond for a more formal dining table and chairs. Integrated appliances include fridge/freezer, microwave and dual zone wine fridge.

Upstairs to the first floor, the central landing gives access to four of the five bedrooms. The master bedroom has fitted wardrobes and a three piece en suite shower room. The remaining bedrooms share use of a large four piece family bathroom. The second floor provides versatile living space, and is currently home to a further double bedroom, bathroom and separate office. This completes the upstairs accommodation.

Externally the property is accessed via a private driveway leading to a detached double garage. Stone steps lead to the front door, with lawn space either side, and edged with mature trees and a well stocked border. A pleasant patio area ideal for casual outdoor dining, is situated alongside a walled boundary with garden gate providing access to the rear garden.

The landscaped rear garden has been designed to maximise the space provided. Stone steps lead from the extended dining area up to a large patio, dappled in sun and shade from the neighbouring trees. The rest is laid to lawn with plants and shrubs along the border.

In summary, a rare opportunity to acquire a high specification home in the heart of this picture perfect village.

The exclusive and unspoilt village of Bilton-In-Ainsty is designated as a conservation area and boasts an attractive mix of individual properties served by a thriving gastro pub and ancient Church. Ideal for the discerning buyer seeking peace yet remarkable accessibility to York, Wetherby, Harrogate and Leeds.

Council Tax band: TBD

Tenure: Freehold





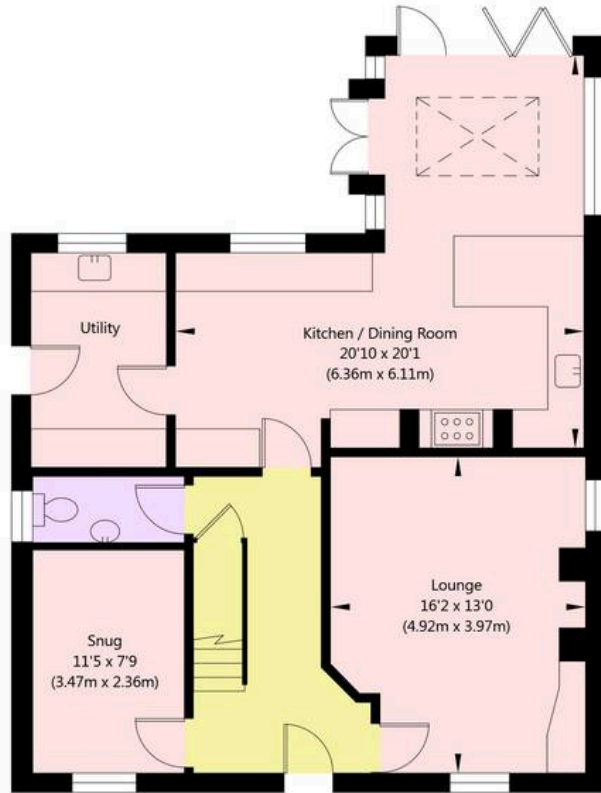




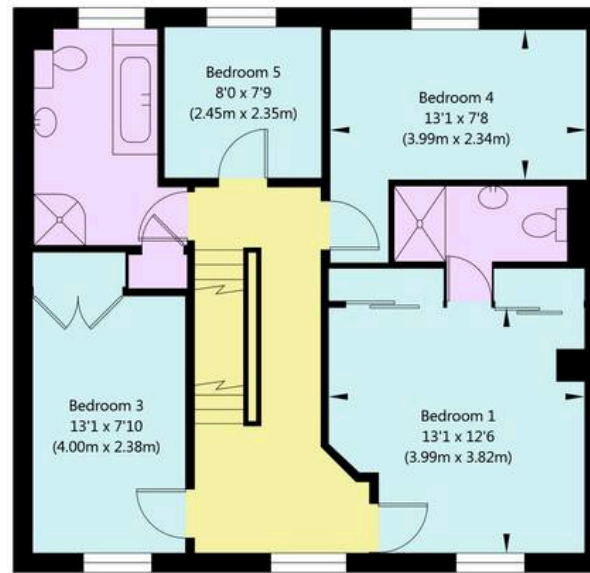




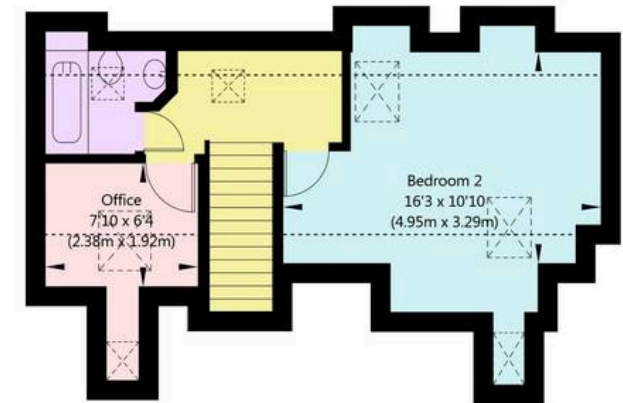
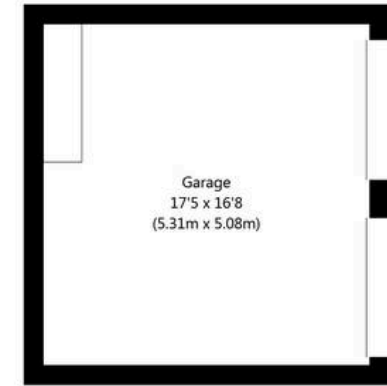
Church Street, Bilton in Ainsty , York, YO26 7NN



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 856 SQ FT / 79.5 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 755 SQ FT / 70.14 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 366 SQ FT / 33.96 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1977 SQ FT / 183.6 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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