

LANCASTER
SAMMS

Oakleigh Cottage, Station Road, Alne

York

£550,000



An impressive and recently constructed bespoke home in an attractive position close to the highly desirable and picturesque village of Alne. Ready for immediate occupation and offered with vacant possession and no forward chain.

The property sits on the former grounds of neighbouring Oakleigh and has been sympathetically constructed and sits proudly in a charming setting overlooking a paddock to the front.

The impressive and characterful interior, which extends to over 1400 sq ft is flooded with natural light and includes two large bay windows. The centrepiece of the home is the lovely dining kitchen room opening into the large lounge with central fireplace and log burner. The hand made kitchen includes a comprehensive range of wall and base units complemented by granite work-surfaces and splash-back, large Belfast sink, range oven with extractor and inset washing machine. Also to the ground floor is a generous bedroom with en-suite shower room, and WC off the hallway.

To the first floor are two well-proportioned bedrooms and a stylish house bathroom with stand alone bath and separate shower.

Externally is a gravelled driveway providing ample off street parking to the front and side. There is a garden to the side elevation with perimeter fencing and beyond is a further newly created section of garden*. This remarkable space includes a large pond, mature trees and borders.

In summary, a quality detached house with a lovely outlook and generous outdoor space.

SERVICES – We understand that mains services are connected to the property, except drainage being way of private treatment plant which was installed in 2022 (located within the curtilage of neighbouring Oakleigh). The property has oil fired central heating.

AGENTS NOTE – The additional garden area included in the sale (to the West of the property) is currently being formalised by the Vendors Solicitor. We would advise this would need to be confirmed by your legal representative prior to exchanging contracts.

LOCATION – The attractive and sought-after village of Alne enjoys a thriving community including a well regarded primary school. Also within the village is the popular Bluebell Country Inn, a recreational ground with sports field, church and a bus service. The children's play park boasts a skate park, fitness and wildlife areas. The village is well positioned for access to the A1 (M) (9 miles), York (12 miles) and Harrogate (19 miles).

Nearby is the Aldwark Manor Golf and Spa hotel with swimming pool and gym open to the public. Tollerton is less than 2 miles away with a local village shop and post office. The renowned private schools of Queen Ethelburga's College and Cundall Manor are in neighbouring villages.

DIRECTIONS – Travelling out of York in a northerly direction along Shipton Road and proceed to the roundabout which meets the A1237 York outer ring road. Take the third exit continuing along Shipton Road for approximately 8 miles.

Take the left turn into Forest Lane and a right onto Station Road. Continue over the bridge and the property is located on the right hand side.

EPC Rating: C

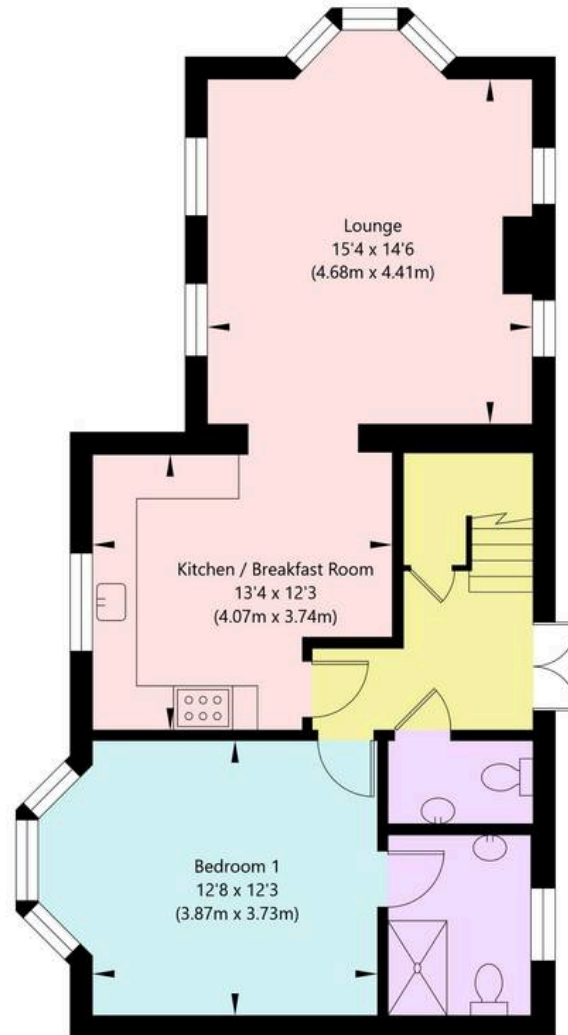




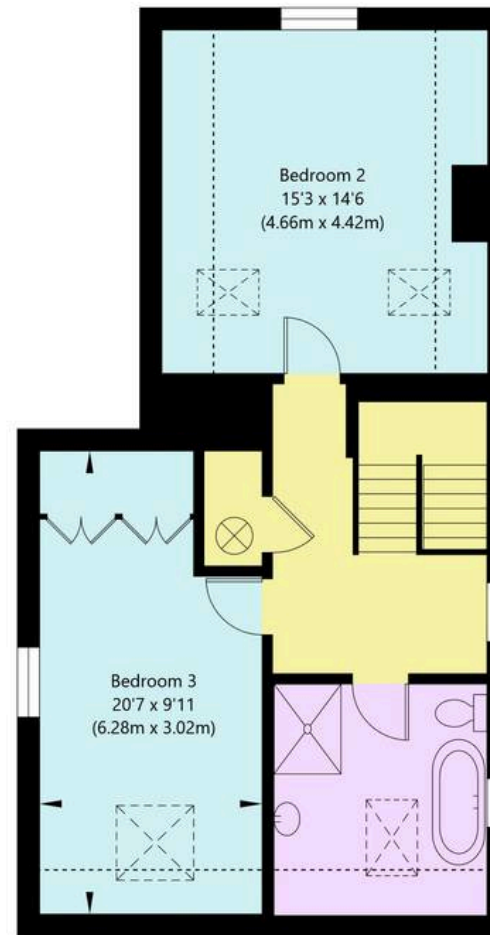




Station Road , Alne , York, YO61 1TS



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 756 SQ FT / 70.19 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 666 SQ FT / 61.83 SQ M

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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Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

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