



Elm Tree Cottages, Flaxton

- Restriction has been removed
- Attractive barn conversion with approx 2.45 acres
- Open plan kitchen/diner with impressive tiled floor
- Dining area with French doors that open to a gravelled courtyard
- Living room with log burner
- Utility with fitted storage and space for white goods
- Three double bedrooms with vaulted ceilings and timber beams
- Ensuite shower room and a separate four piece family bathroom
- Single garage
- EPC = C

Guide Price £515,000

Located in the attractive village of Flaxton, only 9.5 miles from the City of York, is this modern three bedroom barn conversion. The property provides open plan living to the ground floor and well proportioned bedrooms with exposed beams to the first. For those that are looking for outside space then the approx 2.45 acres will surely appeal. Opportunities like this rarely come to the market, so an early viewing is highly recommended to avoid disappointment.

The front door opens into a good sized, fully tiled entrance hall, with a utility room off to the right hand side with fitted storage units and space for white goods. To the other side of the hall is a separate cloakroom with hand basin and w/c. The living room is cosy and benefits from a log burner in one corner, the perfect addition for the colder winter months.

If you love open plan, then the kitchen/diner is certainly going to tick a lot of boxes. High quality tiled flooring has been laid throughout, part of which imitates rustic oak flooring. There is a worktop at the centre of the room that incorporates a sink with drainer and acts as a breakfast bar for two people. There are a number of units for storage, space for a freestanding range cooker, American style fridge/freezer and an integrated Lamona dishwasher. A set of French doors just off the dining area open to a fully enclosed gravelled seating area, whilst a second set in the kitchen open to the rear garden. The ground floor benefits from under floor heating.

To the first floor there is a galleried landing with Velux roof lights and a full wall of fitted storage cupboards. There are three good sized double bedrooms, all of which have vaulted ceilings with exposed timber beams. The master bedroom has a large en-suite comprising of a walk in double shower, hand basin with storage below and a low level w/c. A family bathroom comprising of corner shower, bath, low level w/c, hand basin with storage below and a heated towel rail completes the internal accommodation.

Externally, there is a shared access to the side. There is a single garage and an additional parking space for one car on the gravelled area at the rear. There is a lawned garden immediately behind the property and a track that leads to approx 2.45 acres of amenity grassland.

Location

Flaxton is an attractive village located 9.5 miles from the City of York and 10.5 miles from Malton. The village itself is in a conservation area. There are a number of local shopping facilities and amenities within the nearby village of Strensall including the highly recommended Ship Inn. Strensall benefits from a good bus service into York. Monks Cross, The Vanguard Centre and Clifton Moor shopping parks, are all within easy reach. Strensall common covers about 660 hectares between Strensall and Flaxton.

Agents Note: The first part of the drive is shared, the rest is private. There is pedestrian access for The Elms over part of rear garden.





Approx 2.45 ACRES OF LAND TO THE REAR



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		82	90
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority Ryedale District Council

Services Mains water & electric. LPG



Address: Elm Tree Cottages, Flaxton
Reference: 753



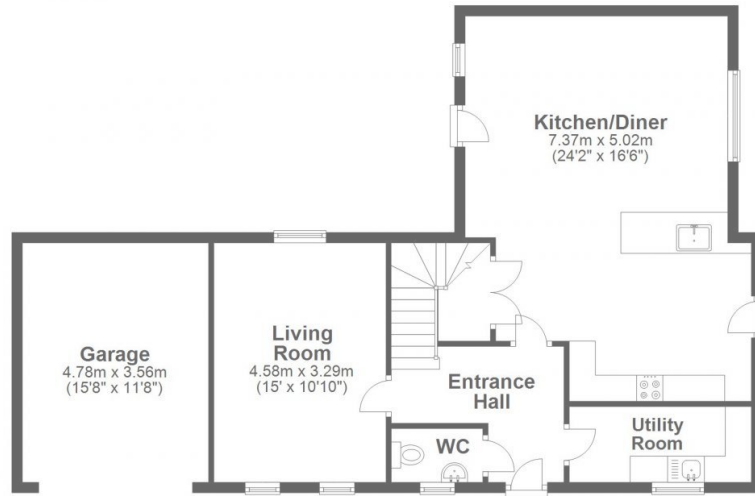
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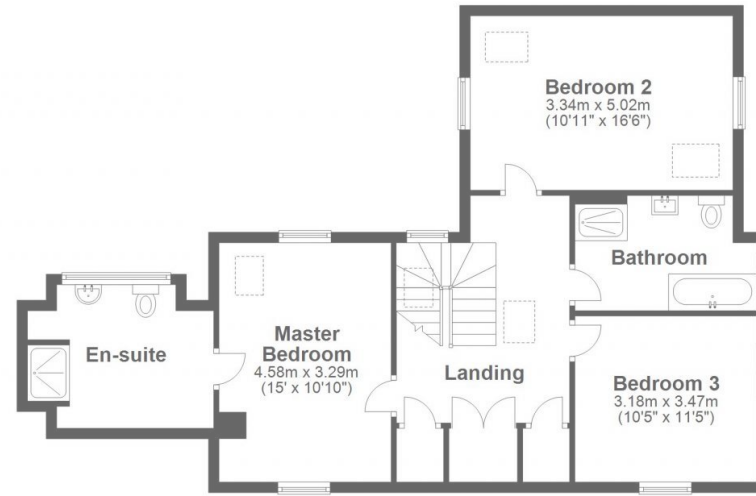
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Ground Floor
Approx. 85.6 sq. metres (921.1 sq. feet)



First Floor
Approx. 77.9 sq. metres (838.2 sq. feet)



Total area: approx. 163.4 sq. metres (1759.3 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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