



**Main Street, Alne**

£575,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Main Street,  
York YO61 1TD

Est. 1871

£575,000

An exquisite period home brimming with charm and character with origins believed to date back to the 18th century and positioned on Alne's picturesque Main Street. Boasting a host of original features the property includes 3 formal reception rooms, 4 bedrooms, 1 bathroom, 1 shower room and beautifully maintained gardens to both front and rear.

A delightful sitting room, rich in character with exposed beams and a period style open fireplace, provides a warm and inviting welcome into Roseville. The adjoining formal dining room continues the home's heritage appeal with a second fireplace and attractive built-in storage cupboards with stained glass doors.

An inner hallway leads to a well-appointed shower room with WC and a charming snug, showcasing the original staircase, further exposed beams, a wood-burning stove, rear garden views and a stable-style door opening onto a paved seating area. The kitchen also enjoys pleasant rear garden views and is fitted with a range of pine base and wall storage units, complemented by a stainless steel sink unit and space for freestanding appliances.

To the first floor, a bright landing with a double glazed skylight leads off into 2 double bedrooms, 1 single bedroom and a period style bathroom featuring a roll-top bath and a sliding Yorkshire sash window. Both double bedrooms benefit from exposed beams, one includes a charming period fireplace and the primary bedroom is enhanced by the included antique pine



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
Broadband: Up to 76 Mbps\* download speed  
EPC Rating: D - 60  
Council Tax: D - North Yorkshire Council  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



wardrobes.

A further staircase rises to an impressive attic room measuring approximately 20'3" (6.17m) in length offering a versatile space ideal for a home office or studio. With access to under-eaves storage and two generous dormer windows, the room enjoys elevated views over the rear garden and surrounding rooftops.

Additional internal features include oil fired central heating and a combination of both single and double glazing.

Externally, the property is approached via a wrought iron gated pathway with box hedging, leading through a long, mainly lawned front garden to the entrance on Main Street. The rear garden is equally generous, predominantly laid to lawn and featuring a paved seating area accessed off the kitchen and snug, a timber-built storage shed and a selection of fruit trees including fig, damson, and apple. A pathway leads up the rear garden to a double width driveway and parking area, accessed via Gale Road.

#### AGENTS NOTE

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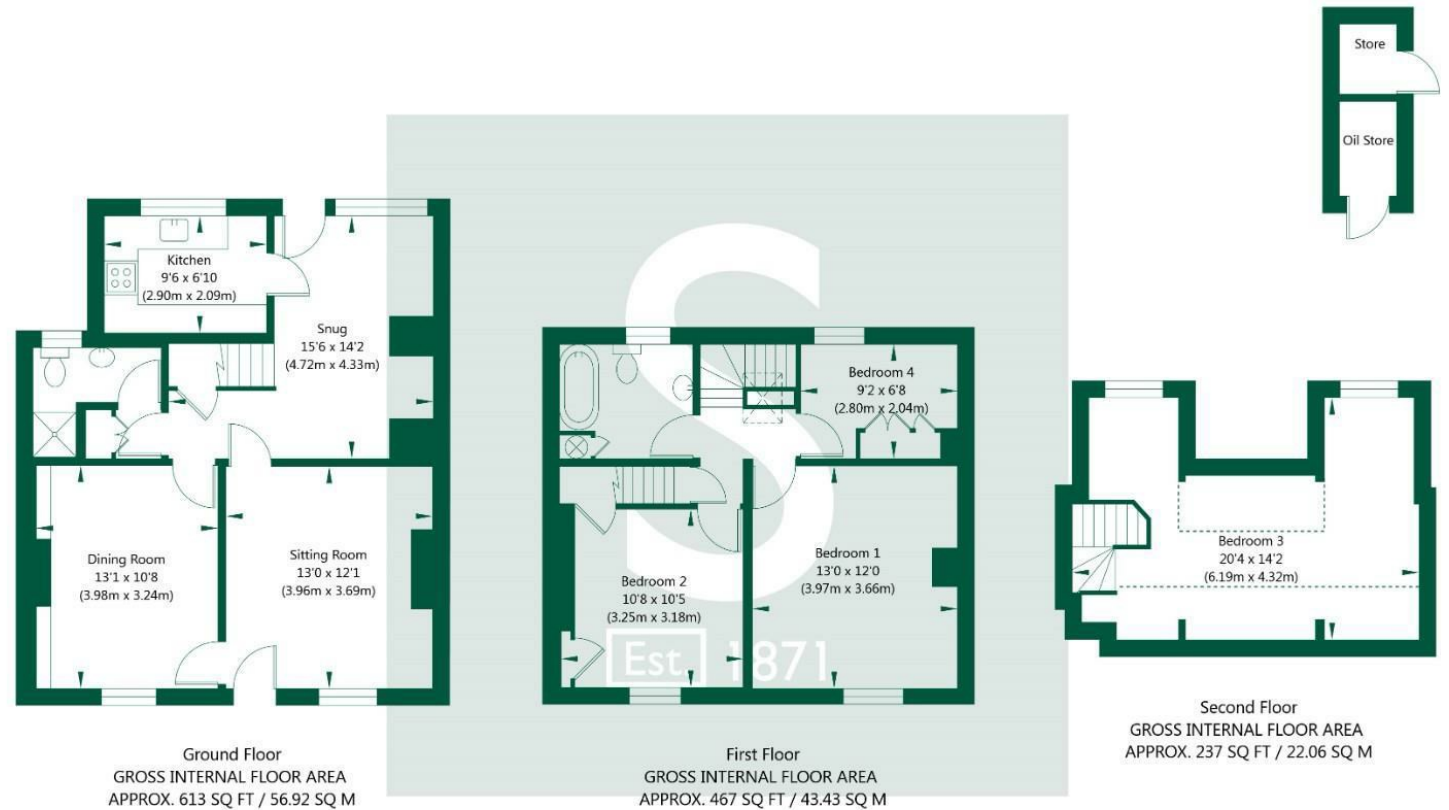
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1317 SQ FT / 122.41 SQ M - (Excluding Oil Store & Store)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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