



Alne Cross, Alne

£1,850,000

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**Alne Cross,
York YO61 1SD**

Est. 1871 £1,850,000

An elegant country house set within approximately 7 acres on the rural fringes of Alne, just 9 miles north of York and within 10 miles of the A1(M). Originally built in the 1950s and extended in the early 2000s, this exceptional home offers around 3,500 sq ft of beautifully presented living space, extensive parking, formal gardens, grazing paddock and productive arable land.

A generous storm porch and an adjoining seating terrace overlooking the front garden provides a warm welcome to Acre Wood, opening into an impressive reception hall where a central staircase and beautifully crafted oak herringbone flooring immediately set the tone.

The hall leads off to a cloakroom/WC, a charming snug centred around a wood burning stove and a superb triple aspect study enjoying delightful garden views and bi-fold doors opening onto its own private terrace.

The beautifully proportioned 26'3" (8.00m) long sitting room enjoys wonderful views across the gardens and is centred around a magnificent open fireplace, while double doors lead seamlessly into the elegant formal dining room featuring its own fireplace, bespoke storage cabinetry and French doors opening onto an expansive paved terrace, a wonderful space for both formal entertaining and relaxed family gatherings overlooking an idyllic lily pond and gardens beyond.

Undoubtedly the heart of the home is the spectacular 30'3"



Tenure: Freehold
 Services/Utilities: Electricity and water are understood to be connected with sewage by way of a private septic tank
 Broadband: Up to 76 Mbps* download speed
 EPC Rating: D - 62
 Council Tax: G - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

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



(9.20m) long dining kitchen and living room. Designed with both everyday living and entertaining in mind, it benefits from underfloor heating and is centred around a substantial granite topped island with an oak dining bar and integrated storage. Extensive granite work surfaces, bespoke cabinetry including a full-height larder and a comprehensive range of integrated NEFF appliances, including an oven, grill, microwave, fridge and dishwasher, complete this exceptional space.

A practical side lobby leads from the kitchen to a second cloakroom/WC and a well equipped utility room.

The first floor is equally impressive with the luxurious dual aspect principal suite enjoying beautiful views over both the front and rear gardens. The suite incorporates a dressing room and an elegant en-suite bathroom featuring a Juliet balcony overlooking the paddock beyond.

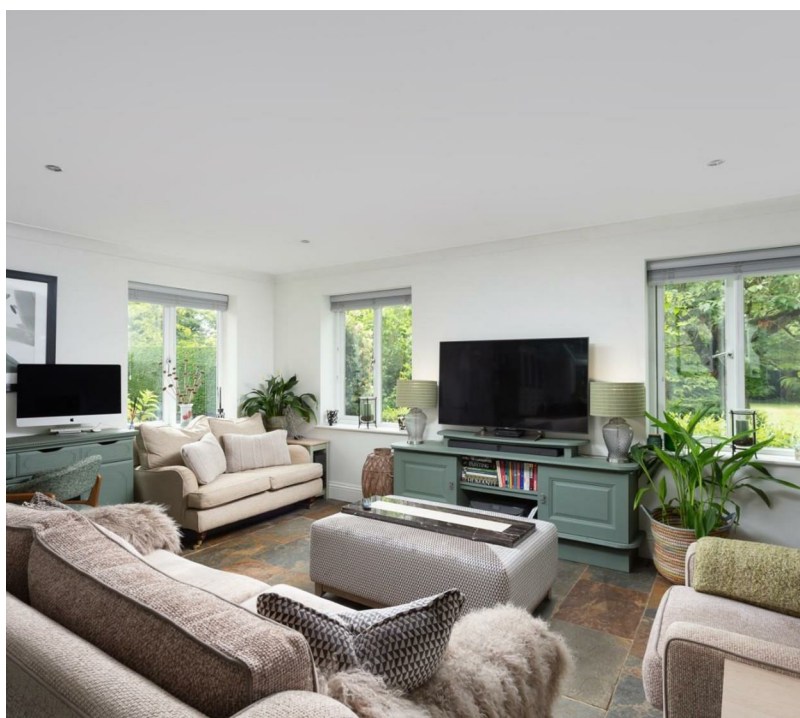
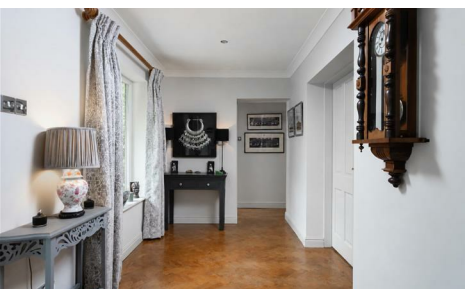
A generous guest bedroom benefits from fitted wardrobes and an en-suite shower room, while 3 further bedrooms are served by a house bathroom.

Further features include oil fired central heating and double glazing throughout.

Outside, a sweeping driveway approaches the property before continuing to a discreet parking area and a detached double garage with remote controlled doors, complemented by an adjoining workshop currently utilised as a garden store.

The established formal gardens extend to approximately 1.40 acres with lawns, maturing trees and a glorious wooded backdrop providing exceptional privacy. The landscaped rear garden is centred around an idyllic lily pond and a generous paved entertaining terrace enjoying elevated views towards the picturesque village of Alne.

Beyond the formal gardens, the grounds extend further to





include a 1.20-acre grass paddock and a 4.40 acre field, currently cultivated with winter and spring barley. In all, Acre Wood extends to approximately 6.98 acres offering an exceptional combination of elegant family living, breathtakingly beautiful gardens and productive land in an idyllic rural setting.

AGENTS NOTE

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