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Roxby Farm Main Street, Elvington

York

£525,000



An impressive Grade II listed farmhouse choicely located in an elevated position overlooking the green in a popular village. Offered with the convenience of vacant possession on and no forward chain. Internally the property has retained an abundance of charm and character, with some modern additions, however would welcome some internal improvements.

A central hallway provides access to the front principal reception rooms with chimneys, both bathed in light via large casement sash windows. Accessed from both the hall and dining room is large kitchen/breakfast room with a range of modern wall and base units, freestanding oven and hob and space for appliances.

To the rear of the property is a generous and versatile family room with WC and French doors opening into a private courtyard and further door to the main garden.

To the first floor are two large double bedrooms to the front and modern central house bathroom. A fourth bedroom/dressing room provides access to the large rear bedroom with Velux skylights.

Externally are courtyards to both sides, both with secure walled boundaries. The main courtyard garden includes a patio lawn, attractive curved

Externally are courtyards to both sides, both with secure walled boundaries. The main courtyard garden includes a patio, lawn, attractive curved wall and gated access. Beyond is an attached double garage and private parking to the front. To the front the property sits proudly back from the road with walled boundary and lawn.

In summary a traditional double fronted farmhouse, notable for its elegance and central position within the village, ready for immediate occupation.

LOCATION

The property is situated on the village green in the popular village of Elvington, boasting many amenities and including a thriving village shop, hall, church, hairdresser, sports & social club, public house, primary school and a doctor's surgery. The village lies within an easy commute approximately 7 miles from York and falls within the catchment for Fulford Secondary School which has an outstanding reputation

DIRECTIONS

Leaving York at the Grimston Bar roundabout, take the 3rd exit and stay on Hull Rd/A1079. Continue straight onto Elvington Lane/B1228 and follow for approximately 5 miles into the village of Elvington. Continue into the village along Main Street where the property is located on the left hand side opposite the village green.

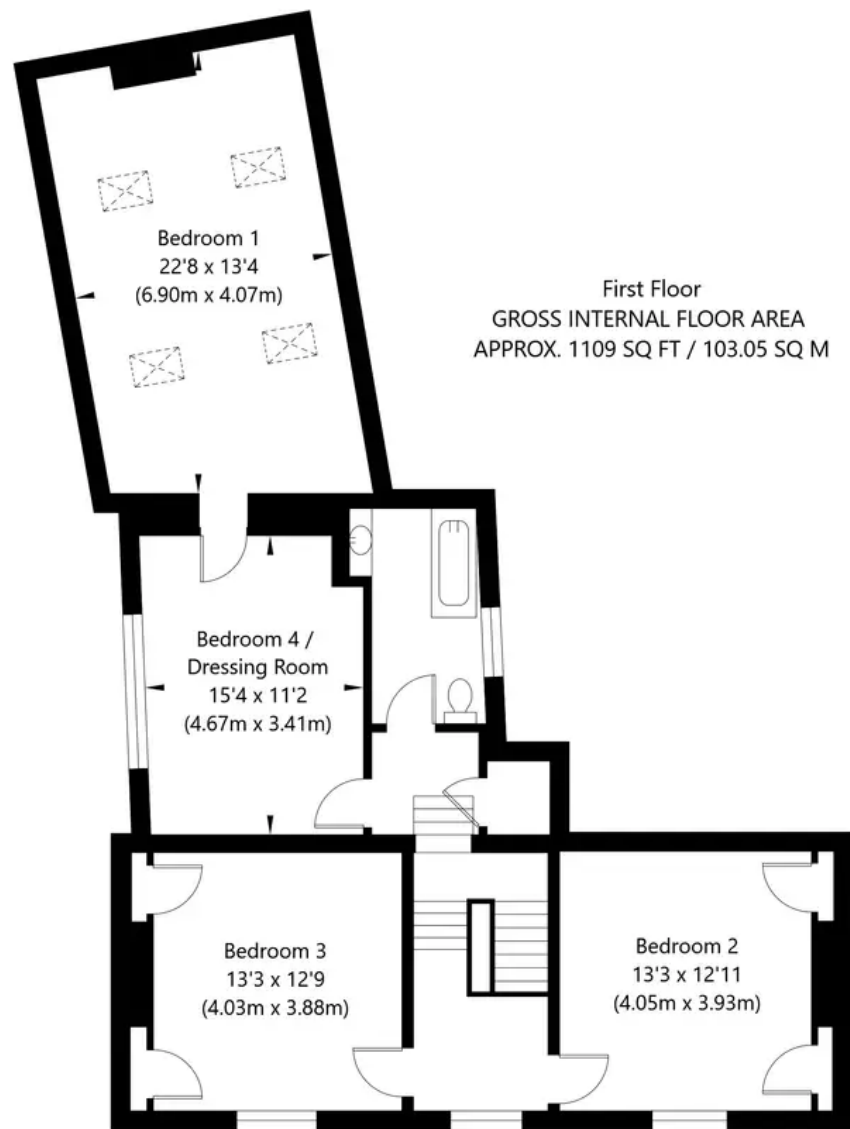
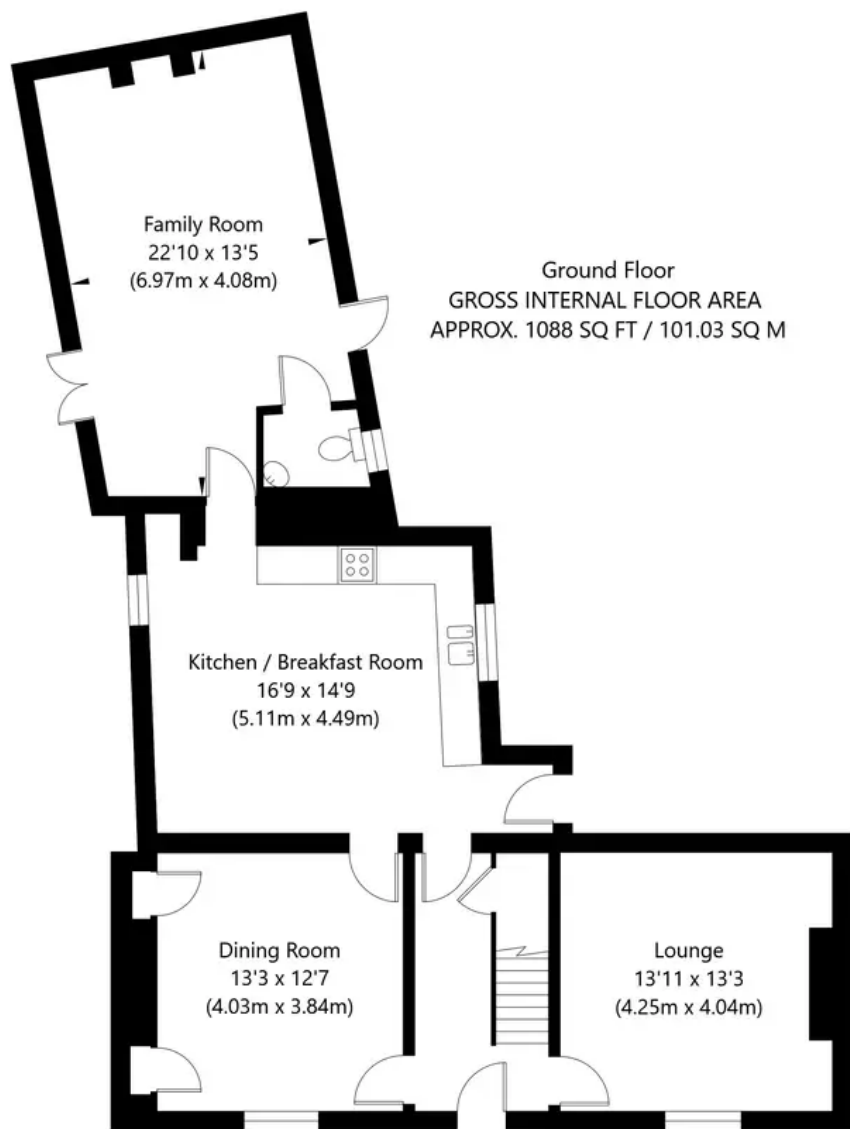








Main Street, Elvington, York, YO41 4AG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2197 SQ FT / 204.08 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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