Foscote, West Lilling, York, YO60 6RP

**Ground Floor**

**GROSS INTERNAL FLOOR AREA**
APPROX. 1098 SQ FT / 102.05 SQ M

- **Utility** 9'11 x 9'5 (3.03m x 2.87m)
- **Sitting Room** 17'5 x 16'1 (5.30m x 4.91m)
- **Study / Snug** 13'10 x 10'9 (4.22m x 3.28m)
- **Kitchen / Dining Room / Living Room** 27'9 x 15'5 (8.45m x 4.71m)

**First Floor**

**GROSS INTERNAL FLOOR AREA**
APPROX. 1106 SQ FT / 102.74 SQ M

- **Bedroom 1** 22'10 x 15'0 (6.96m x 4.58m)
- **Bedroom 2** 16'2 x 10'8 (4.94m x 3.24m)
- **Bedroom 3** 17'2 x 10'1 (5.22m x 3.07m)
- **Bedroom 4** 10'10 x 10'5 (3.31m x 3.18m)

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**Energy Efficiency Rating**

*Not energy efficient - higher-rating needed*
Foxcote stands facing open country at the edge of a pretty Howardian Hills village. Constructed to a high standard in 2016, this detached house has been maintained to the very highest standard with upgrades throughout. It enjoys a lovely setting and open outlook with a south facing garden and superb views toward Sheriff Hutton Castle and York Minster. West Lilling lies in an Area of Outstanding Natural Beauty just north of York and less than half an hour’s drive from the city centre.

- Light and spacious family house with rooms of generous proportion
- Magnificent kitchen/dining/living room with French doors opening on to the lovely stone garden terrace and stunning views across open fields – ideal for entertaining
- Contemporary Shaker kitchen, skilfully fitted and attractively designed with a large island and breakfast bar and Hans Grohe Axor tap
- Sitting room with a multi-fuel stove, French doors to the terrace and delightful views across the garden to pastures and woodland beyond

- Stylish, bright and contemporary interiors with engineered hardwood floorboards and stone flooring throughout the ground floor, Crucial Trading Berber carpets on the first floor
- Underfloor heating throughout the entire ground floor
- Study/home office and fast broadband
- Spacious utility room with easy access to the garden and garage; ample storage, space for washer and dryer, large sink and adjacent cloak room
- Four good sized bedrooms, all with picturesque views. The principal bedroom comfortably fits a superking bed and has a well appointed 4 piece en suite.
- High specification bathroom fittings; underfloor heating in all bathrooms, stone tiling, rain showers and Bluetooth mirror cabinets
- Loft offers potential to create second floor living space
- Paddock of 0.8 acres adjoining the property
- York’s Vanguard Shopping Park (John Lewis) can be reached in little more than 15 minutes and a local store lies a mile away

Outside
A gravelled drive leads to the detached double garage with turning area and parking. A garden gate opens to a passageway that runs alongside the western elevation of the house giving access to the utility room and rear garden beyond. The south facing rear garden is predominantly laid to lawn and well screened by a Photinia hedge and high fence. A paved terrace sweeps around the entire rear elevation of the house creating a superb space for alfresco dining and entertaining. There are floodlight sensors and outdoor electrical outlets. Alongside the garage is a 5-bar gate behind which lies a fenced gravelled parking area for several vehicles and a paddock of some 0.8 acres, fully fenced and with mature trees on the eastern boundary.

Environ
Sheriff Hutton 1 mile, York 10 miles, Easingwold 9 miles, Malton 11 miles, Leeds 33 miles. (Distances approximate)

West Lilling is a picturesque Ryedale village that lies north of York, close to the Castle Howard Estate and Sheriff Hutton where there is a highly rated village primary school, church, post office/general store, garage, two public houses and Quarmbys, a superb tea room/deli. Terrington Preparatory School is a 15 minute drive away. York railway station lies ten miles to the south with its regular railway service to London taking 1¾ hours at best.

General
Services: Mains water and electricity, mains drainage, gas-fired central heating (Propane) and hot water.

Local authority: Ryedale District Council 01653 600666

Directions: Heading from Flaxton, Foxcote can be found on the left hand side just as you enter the village (eastern end).