



White Cottage
Alne, York

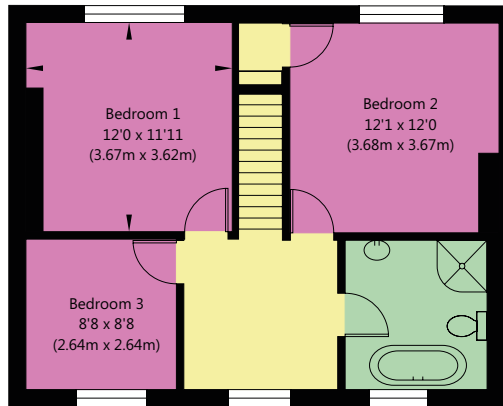
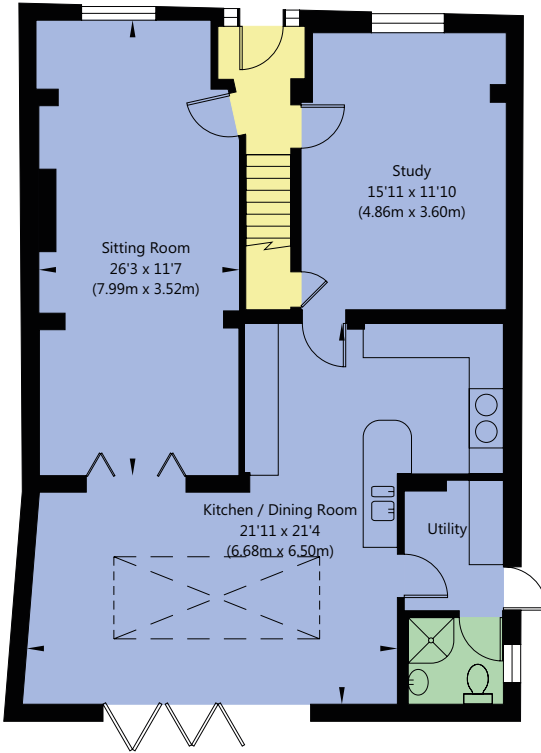
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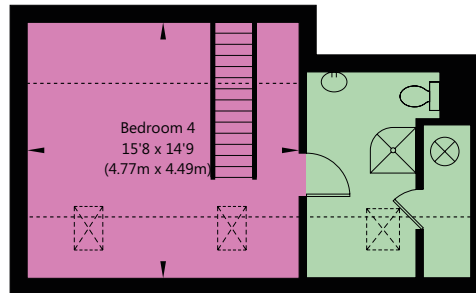
White Cottage, Main Street, Alne, York, YO61 1TB

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 1962 SQ FT / 182.26 SQ M - (Excluding Outbuilding)
 All Measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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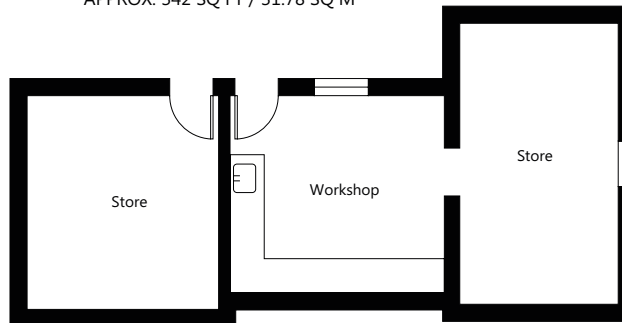
Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1051 SQ FT / 97.65 SQ M



First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 569 SQ FT / 52.83 SQ M



Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 342 SQ FT / 31.78 SQ M



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	73
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	



White Cottage

Main Street, Alne, York YO61 1TB

Charming Georgian village house with landscaped gardens and outbuildings

Entrance and staircase hall • 2 reception rooms
kitchen/dining/living room • utility room
4 bedrooms • 3 bathrooms (1 en suite)

Gardens • 2 workshops • store

Freehold for sale

This detached eighteenth century house has been extended and renovated in recent years to create a delightful home with a pleasing flow to the rooms and skillfully planted landscaped gardens front and back. The living roof above the kitchen extension provides year long interest, enhancing the view from the first floor. Sitting in the heart of this perennially popular village, tucked back from the village road, White Cottage is a much loved home with some exceptional features.

- Georgian village house with well planned accommodation of nearly 2000 sq ft arranged over three floors
- Dated 1790 and has the benefit of not being listed
- Entirely rewired, replumbed and damp proofed in the last ten years
- Practical space with ample storage options and a downstairs wc/electric shower
- Bespoke oak ledged and braced interior cottage doors with cast iron latches
- Double glazed windows throughout and engineered oak flooring across much of the ground floor
- Superb, bright and light kitchen/dining/living room at the heart of the house with a slate floor, large lantern window and bi-fold doors that open on to the sunny garden terrace. The well-designed modern kitchen includes a breakfast bar, granite worktops, integrated appliances, electric Aga and utility room alongside.
- Large 26ft sitting room with a wood burning stove
- Versatile study/snug with an original exposed beam
- Large house bathroom and two further shower rooms, all with contemporary, high specification fixtures and fittings

- Second floor bedroom suite with skylights is a wonderful, versatile space
- Superb Conservation village with many amenities
- Highly convenient location between York and Harrogate offering rapid access to the motorway network and rail networks

Outside

A five-bar gate gives access to the gravel drive which sweeps in front of the house and provides parking for up to four cars. The house is set well back from the road behind a mature hedge and the garden with a winding gravel path has been abundantly planted with white flowers. A side access leads to the rear garden which faces south and is a private space and sheltered sun trap, bounded by mellow brick walls. Perennials provide a colourful summer and autumn display, interspersed with gravel and paved areas. An elevated pond sits against the workshop wall with a water feature and living wall. The three outbuildings are contemporaneous with the house, have power and light, and provide substantial, very useful storage and workshop space.

Environs

Easingwold 5 miles, York 12 miles, A1(M) 10 miles,
Harrogate 19 miles, Leeds 32 miles.
(Distances approximate)

Alne is one of the most sought-after villages in this corner of North Yorkshire, lying west of the A19, close to Easingwold and north of York. Harrogate, Leeds, the A1 and the national motorway network are all easily accessible via Aldwark Bridge. The village has a church, village hall, pub, bus service and recreation ground with sports field as well as a primary school. The 4 star Aldwark Manor Golf and Spa Hotel which has a swimming pool and gym can be found in the adjacent village, and the award winning village stores and post office are in the neighbouring village of Tollerton. The local market town of Easingwold has a secondary school and excellent amenities, and private schools Cundall Manor and Queen Ethelburga's College are both within eight miles.

General

Services: Mains electricity, water and drainage. Oil-fired central heating.

Fixtures & fittings: Items mentioned in these particulars are included. Others may be made available separately.

Local authority: Hambleton District 01609 779977.
Conservation Area.

Directions: Coming from the A19, head into Alne and drive along Main Street. The property lies on the left hand side just before the left hand turning signposted Aldwark Bridge/ York and opposite Mitchell Lane.



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