



FLAWITH FARM HOUSE, FLAWITH, ALNE

£685,000

Carter Jonas

FLAWITH FARM HOUSE, YO61 1SF

Flawith Farm House presents an exceptional opportunity for flexible living, nestled within a private corner plot that boasts generous gardens both at the front and rear of the property. This charming residence is ideal for families or those seeking generous floor space and extensive gardens.

Upon entering the ground floor, you are welcomed into a well-designed layout that includes a utility room, which offers practical storage and laundry facilities. Adjacent to this is a cozy study, perfect for those who work from home or need a quiet space for reading and reflection. The snug provides an inviting area for relaxation, while the kitchen is equipped to handle both everyday meals and entertaining guests. The dining room, conveniently located, is ideal for family dinners and gatherings. One of the standout features of this home is the fabulous garden room, which is flooded with natural light and offers stunning views over the expansive gardens and paddock beyond.

Moving to the first floor, the property boasts four spacious double bedrooms. The principle bedroom is complemented by an en-suite shower room in addition to the family bathroom that serves the other bedrooms.

Flawith is a charming village in North Yorkshire known for its vibrant community. Just 4 miles away lies the Georgian market town of Easingwold, which boasts a variety of amenities, including shops, cafés, and boutiques. Nearby Tollerton features an award-winning farm shop and post office, along with several gourmet restaurants. For leisure, Aldwark Manor Golf Club and Spa Hotel, complete with a swimming pool and gym, is located less than 2 miles away.

The area offers a range of educational options for children of all ages, including Alne Primary School and Easingwold Secondary School, both of which provide bus services. Additionally, there are several independent schools nearby, such as Cundall Manor, Queen Ethelburga's, and St Peter's in York.

Flawith enjoys excellent transport links, situated close to the A19, and York station provides regular services to Kings Cross.

Services - Mains water, drainage, electricity are connected. Oil fired Central heating

- Broadband Speed - please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile coverage - please go to <https://checker.ofcom.org.uk/>

TENURE Freehold

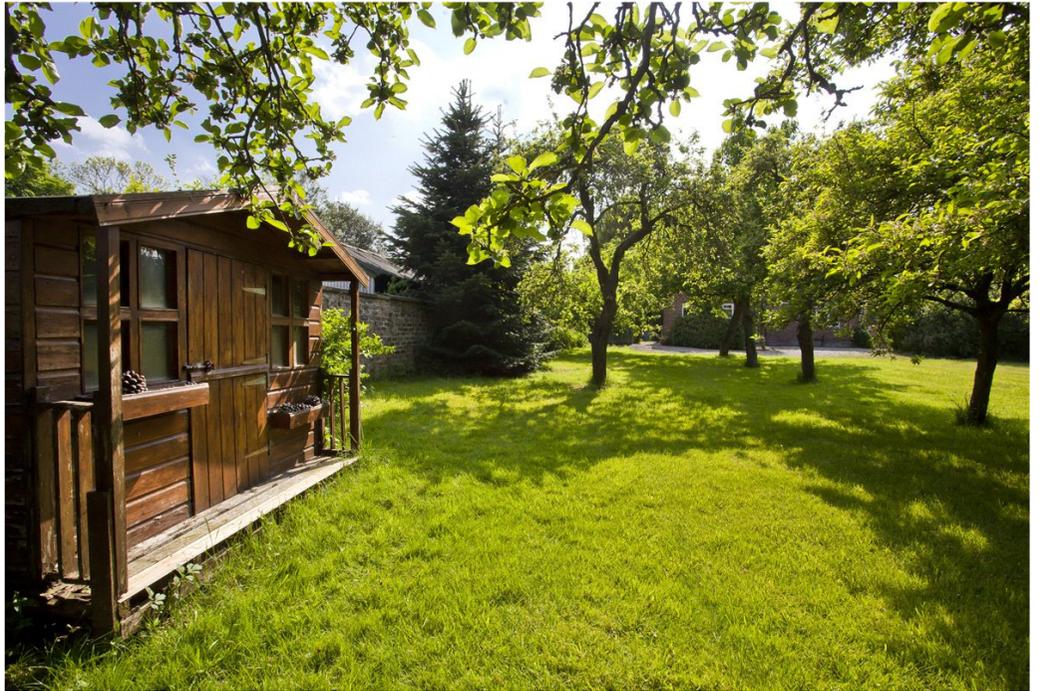
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A SPACIOUS TRADITIONAL FOUR BEDROOM PROPERTY LOCATED IN THE QUAIN VILLAGE OF FLAWITH SITUATED JUST 4 MILES FROM EASINGWOLD AND 12 MILES FROM YORK.



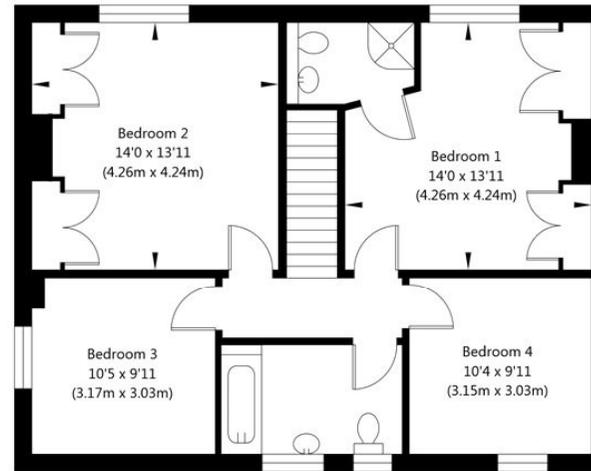
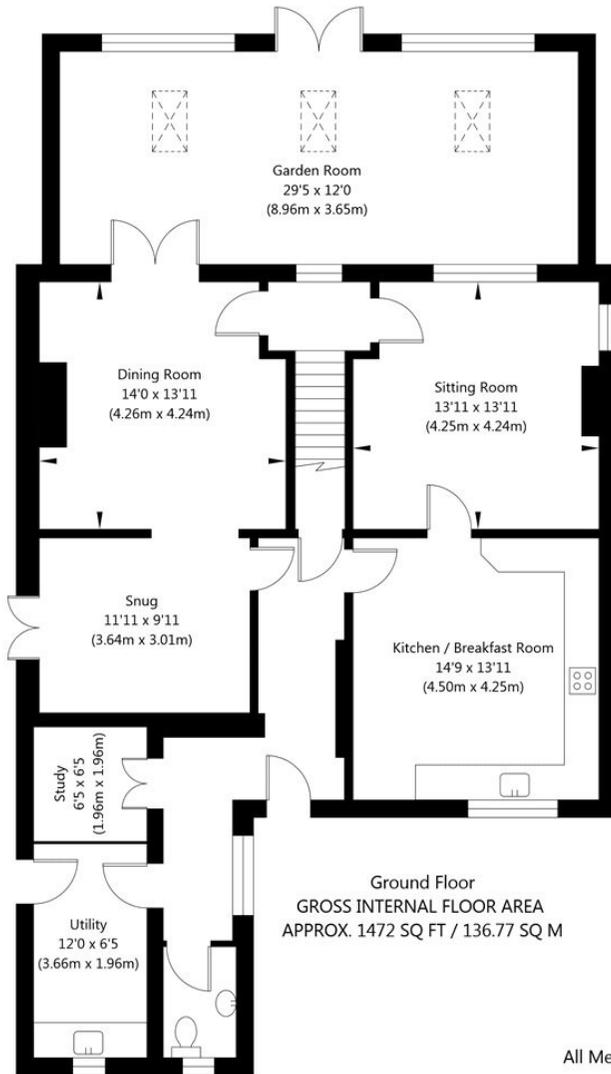


Classification L2 - Business Data



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2243 SQ FT / 208.42 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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