



BEECH TREE COURT, LINTON ON OUSE
£700,000

Carter Jonas

BEECH TREE COURT, LINTON ON OUSE, YO30 2AW

Nestled in the heart of Linton on Ouse, this attractive, detached family home offers a rare combination of modern living and expansive outdoor space. Built around 1990, the property boasts a stunning rear garden that extends into a paddock, with private vehicular access, totalling approximately 1.9 acres.

The garden is a true highlight, featuring herbaceous borders, mature trees, an orchard, and a productive kitchen garden. With its south-facing orientation, the house is bathed in natural light, making it an energy-efficient and inviting home.

Upon entering, you are greeted by a spacious entrance hall that leads to the main living areas. The well-proportioned living room, complete with a wood-burning stove and patio doors opening onto the terrace, offers a cosy yet spacious environment. The formal dining room, with glazed double doors, opens into a large conservatory, providing an ideal space for family gatherings. The breakfast kitchen is equipped with a range cooker and ample space for a family-sized table, with doors leading directly to the garden and conservatory, ensuring a seamless flow between indoor and outdoor living.

The first floor comprises five bedrooms, three of which offer far-reaching countryside views. The principal bedroom features an ensuite bathroom, whilst the house bathroom serves the remaining bedrooms. Additional features include a useful storage cupboard and access to a boarded loft space. The layout is practical and family-friendly, with plenty of space for everyone.

Externally, the property is equally impressive. A block-paved driveway provides ample off-street parking and access to the integral double garage, which includes an electric vehicle charger. The rear garden is a gardener's paradise, with a variety of well-established trees, raised beds, and a potting shed. Beyond the garden lies the tranquil paddock, enclosed by a 5-bar gate and featuring an avenue of young trees. This extensive outdoor space offers endless possibilities for relaxation and recreation, making this property a truly unique find in a vibrant village setting.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND C

CHARMING 5-BEDROOM FAMILY HOME WITH EXPANSIVE GARDENS AND PADDOCK, OFFERING SERENE COUNTRYSIDE VIEWS IN THE HEART OF LINTON ON OUSE. OFFERED WITH NO FORWARD CHAIN.







4 Beech Tree Court, Linton On Ouse, York, YO30 2AW

Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 976 SQ FT / 90.68 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1043 SQ FT / 96.89 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2019 SQ FT / 187.57 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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