



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+) 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		
England, Scotland & Wales EU Directive 2002/91/EC		

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.