



**THE CROFT, FLAXTON, YORK**  
£949,999

**Carter Jonas**

# THE CROFT

## FLAXTON, YO60 7RT

The Croft is a charming four-bedroom farmhouse nestled in the delightful village of Flaxton. This picturesque home combines modern living with classic farmhouse character, making it a perfect house for modern family life.

The ground floor boasts a stylish and contemporary kitchen, seamlessly integrating functionality with aesthetic appeal. Three inviting reception rooms – a dining room, sitting room, and lounge – each feature original fireplaces, creating a warm and welcoming atmosphere ideally suited for both relaxation and entertaining.

Upstairs, you'll find four generously sized bedrooms, including two with en-suite shower rooms, along with a well-appointed house bathroom. The layout provides ample space for family members and guests alike.

The outdoor space is equally impressive, set within approximately 0.6 acres of well-maintained land. The rear garden includes an outbuilding that offers versatile storage options and potential for conversion into an annexe, subject to planning approval. Additionally, a triple timber-framed carport provides plenty of parking, while a covered porch area serves as the perfect setting for outdoor entertaining. The Croft is a unique opportunity to enjoy country living in a vibrant community.

The village of Flaxton lies just to the north of York, almost at the foot of the Howardian Hills, which rise away from the Vale of York, providing a very scenic backdrop. The village itself retains a remarkably rural feel with its wide grass verges and picturesque setting. It is within easy commuting distance of both York and Leeds via the nearby A64, with trains to London in under 2 hours. Popular with families, the village is well placed for access to excellent schools, including Bootham, St Peter's and The Mount, and is within the catchment area of Sand Hutton Primary and the well-regarded Huntington School, for which there is a school bus service. The area also benefits from a range of fantastic pubs.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire County Council

**EPC BAND** D

**A 4 BEDROOM PROPERTY WITH A PERFECT BLEND OF CONTEMPORARY AND PERIOD FEATURES TO CREATE A STUNNING HOUSE; SET IN 0.6 ACRES IN A POPULAR VILLAGE TO THE NORTH OF YORK ON THE FOOT OF THE HOWARDIAN HILLS.**



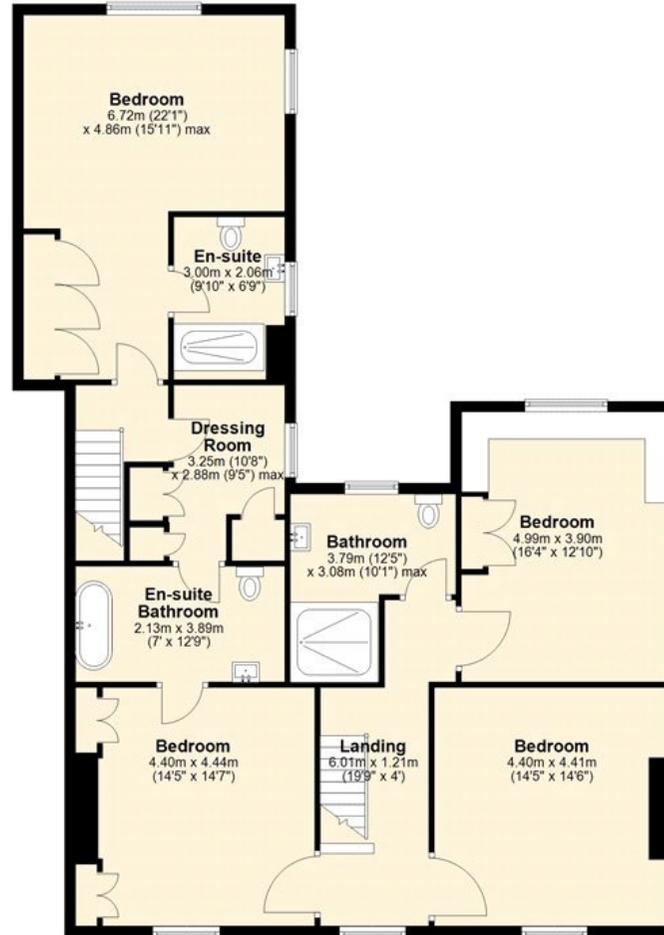




**Ground Floor**  
Approx. 153.9 sq. metres (1656.8 sq. feet)



**First Floor**  
Approx. 136.0 sq. metres (1464.4 sq. feet)



Total area: approx. 290.0 sq. metres (3121.2 sq. feet)  
**The Croft, YORK**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(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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