



**OLD MILL HOUSE**  
TOLLERTON, NEAR YORK

**JACKSON-STOPS** 

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## OLD MILL HOUSE ALNE ROAD, TOLLERTON, YORK

TOTAL = 5054 SQ FT/ 470SQ M

AN IMMACULATELY PRESENTED DETACHED FAMILY HOUSE WITH A SEPARATE COTTAGE, STABLES & MENAGE, TENNIS COURT, GARAGING AND SET WITHIN APPROXIMATELY 5.4 ACRES IN A PRIVATE AND CONVENIENT LOCATION.



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### DISTANCE

YORK 10 MILES  
EASINGWOLD 4 MILES  
THIRSK 14 MILES  
LEEDS 33 MILES  
A1(M) 11.5 MILES

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### GROUND FLOOR

- Reception hall and porch
- Sitting room
- Dining room
- Garden room
- Living kitchen
- Utility and cloakroom

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### FIRST FLOOR

- 4 Bedrooms
- 3 Bathrooms

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### THE COTTAGE

- 1 Bedroom cottage/home office

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### OUTSIDE

- Extensive parking and garaging
- Stable block and all weather ménage
- Floodlit tennis court
- Lawned gardens
- Paddock with lake

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### DIRECTIONS (YO61 1QA)

From York head north on the A19 towards Thirsk and take the turning on the left signposted to Tollerton. Continue into and through the village towards Alne and approximately half a mile after leaving Tollerton village the property will be found on the left hand side of the road.



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## THE PROPERTY

Old Mill House is an impressive detached family house that was built in approximately 1965 and has just been the subject of an extensive programme of works, which has involved completely refurbishing the interiors of the house and cottage to a very high standard. It now provides light and airy accommodation with the majority of the rooms overlooking the gardens and fields beyond. The accommodation is designed with family living very much in mind with the additional flexibility of a self contained cottage which is ideal for either a dependant relative or alternatively an excellent workspace. The accommodation is approached through the central reception hall leading off to the principal reception rooms and a 30 foot living kitchen with preparation and dining areas and a useful boot room/utility room and cloakroom off. To the first floor there is a principal bedroom with walk in wardrobe and en-suite shower room, three further bedrooms and two bathrooms. The cottage enjoys its own entrance that leads to an open plan living area with kitchenette, a double bedroom and shower room.

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## OUTSIDE

The property is approached through electric gates to a gravelled drive which leads both to the house and field. There is a large parking area at the front of the property and lawned gardens to the south, with a patio area accessed from the house. An extensive range of outbuildings includes three large garages with storage space and a timber stable block which offers 4 stables, feed and tack stores, both of which are set around a yard with a ménage behind. Beyond the yard is a tennis court and the paddock lies beyond the garden where there is a naturally fed lake ideal for summer swimming. The total site area extends approximately 5.4 acres (2.18 hectares).



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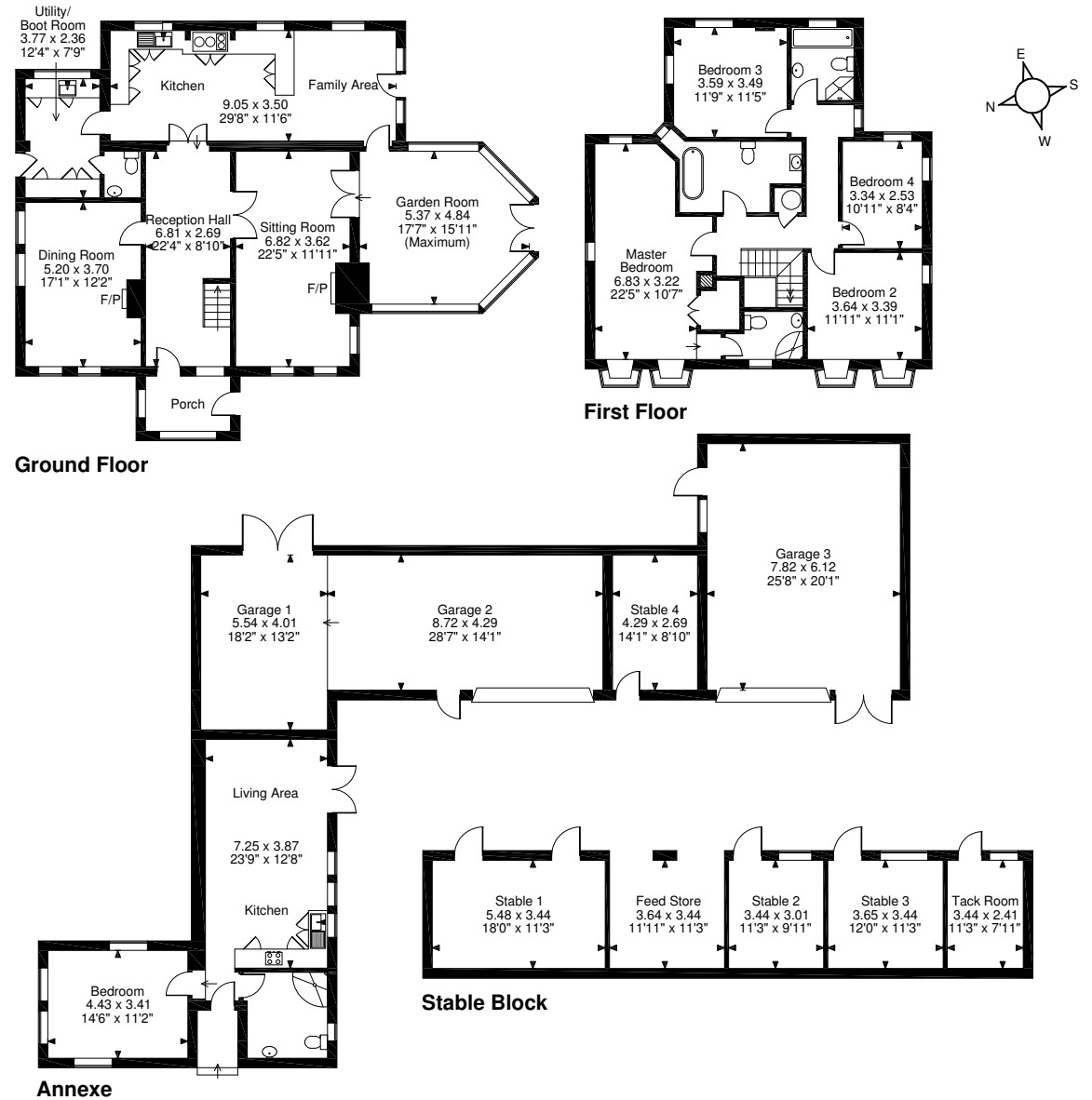
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## LOCATION

The property is located between the popular villages of Tollerton and Alne which lies approximately 10 miles to the north of York and offer a good range of local facilities including a village shop/post office, a public house, doctor's surgery, church and recreational facilities. Alne includes a primary school rated outstanding by Ofsted and there is quick access to the market town of Easingwold for both a secondary school as well as a wider range of everyday amenities. For the commuter there is good access to the A19 which in turn leads to both York and Thirsk as well as access to the A1(M) near Knaresborough. For mainline rail access York offers regular services throughout the day to London Kings Cross and Edinburgh.

## PROPERTY INFORMATION

- Services: The property is equipped with mains water and electric. Drainage is to a private system. There is a brand new oil fired central heating system.
- Local Authority: Hambleton District Council – 01609 779977
- Agent's Note: Interested parties should be aware that works have recently been completed at the property including extensive flood defence & mitigation measures. The property suffered from flooding in December 2015. The agent would be happy to discuss the works that include engineering warranties that have been undertaken at the house and provide documentation where required.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.





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