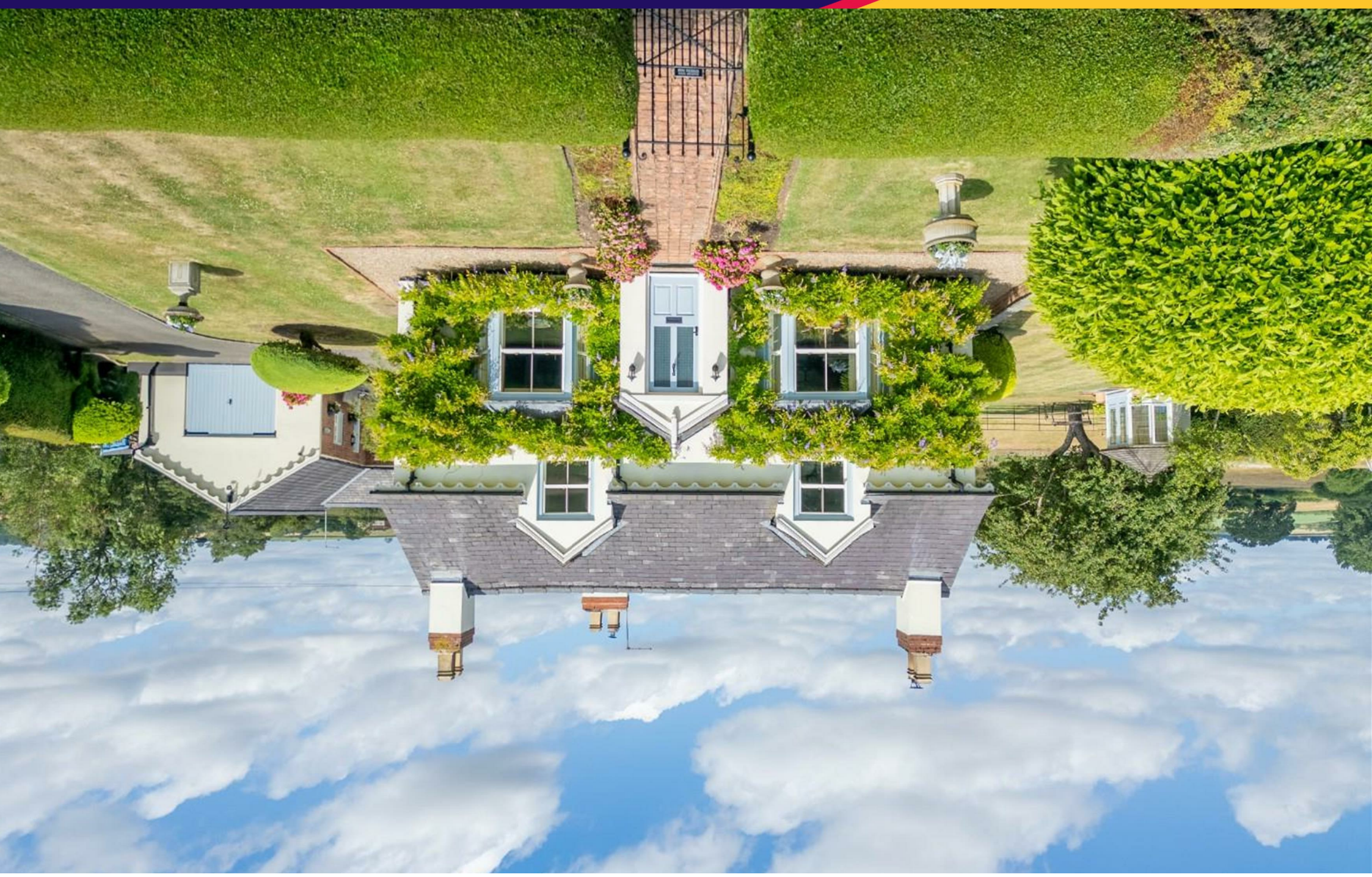
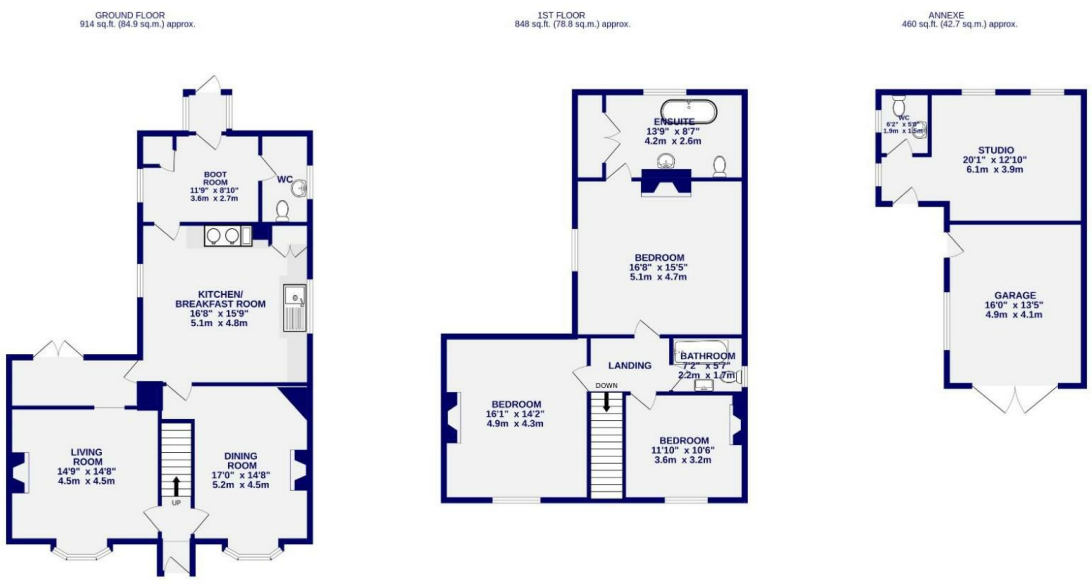


Foston, York
YO60 7QG

Freehold
Council Tax Band - F

- Detached Beautifully Restored Family Home
- Set In Approx Two Acres Of Land
- Two Reception Rooms & Study
- Farmhouse Kitchen & Bootroom
- Three Double Bedrooms, Two Bathrooms & Cloakroom
- Detached Garage & Annex/ 4th Bedroom
- Twelve Miles From York City Centre
- EPC D



TOTAL FLOOR AREA : 2222 sq.ft. (206.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Foston, York

YO60 7QG

£900,000

3 2

Village Farm is a truly distinctive home that effortlessly combines the charm of a traditional cottage with the scale and quality of a modern family property. Set within beautifully manicured grounds of approximately two acres, it enjoys a wonderfully private setting with far-reaching views towards the Howardian Hills, creating an idyllic backdrop to everyday life.

Behind its characterful exterior lies a substantial and highly practical home extending to over 1,700 sq ft. When the current owners purchased the relatively untouched cottage in 2010, they undertook an ambitious and meticulous transformation. The property was taken back to brick and thoughtfully rebuilt to exacting standards, while carefully preserving the essence of a period cottage. This was far more than a simple modernisation; it was a complete reimagining, including internal insulation, new roofing, rewiring, replumbing and comprehensive structural improvements, resulting in a bespoke home designed for contemporary family living.

The interior finish reflects this attention to detail, blending traditional character with modern comfort. Features such as sliding sash windows and wide oak board flooring sit comfortably alongside the generous proportions and high-quality specification expected of a modern build. In addition, the construction of a garage with annex accommodation provides valuable flexibility, ideal for guests, multi-generational living or home working.

The gardens are a particular highlight, thoughtfully landscaped and enjoying open views to the rear. A fenced paddock and field shelter further enhance the lifestyle appeal, offering opportunities for those seeking a semi-rural way of life.

Village Farm represents a rare opportunity to acquire a home of genuine individuality - a property that delivers the romance of a country cottage without compromising on space, comfort or practicality.

Council Tax Band F