



THE OLD VICARGE, BILTON-IN-AINSTY, YORK

£995,000

Carter Jonas

BILTON-IN-AINSTY, YORK, YO26 7NN

Nestled in the charming village of Bilton-In-Ainsty, this stunning Grade II listed detached family home offers five bedrooms, two bathrooms, and over 2,600 sq ft over living space.

The ground floor provides a grand entrance; leading to two spacious reception rooms, each featuring wood-burning stoves and large, picturesque windows. At the rear, the bright and airy open-plan dining kitchen boasts limestone flooring, a central island with a breakfast bar, and a stable door opening to the south-facing walled garden. A convenient utility room and separate W/C complete this level.

Upstairs, the large master bedroom offers a luxurious en-suite bathroom, including a freestanding roll-top bath and separate shower. Two generous guest bedrooms offer village views, whilst two additional double bedrooms and a newly fitted family bathroom with both a shower and bath complete the first floor.

Outside, the property features a beautifully landscaped front garden and a private, south-facing walled garden - perfect for outdoor dining and entertaining. Located in the heart of Bilton-In-Ainsty, this home offers tranquillity and easy access to York, Leeds and Harrogate. It is also within the catchment area for top schools, making it an ideal choice for families. Early viewing is highly recommended.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND D

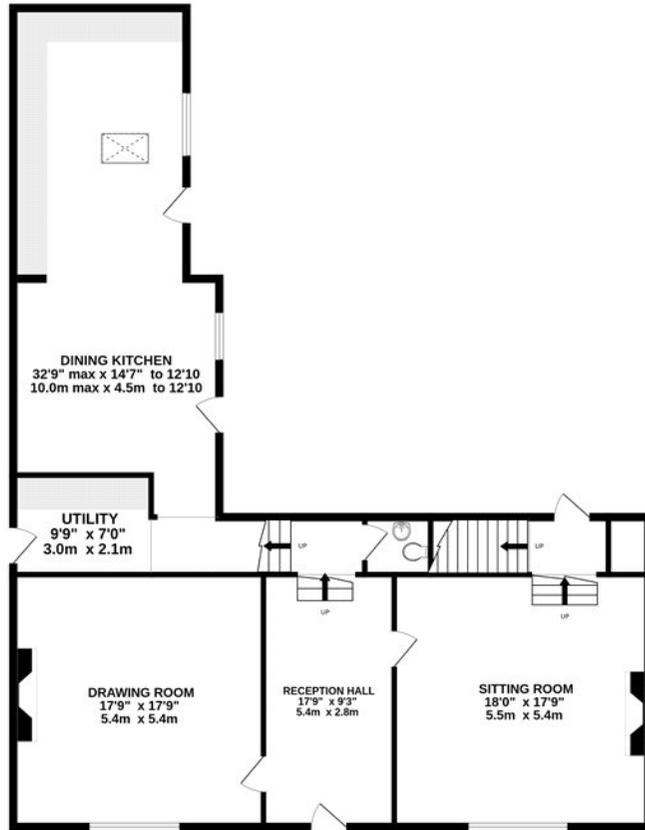
STUNNING GRADE II LISTED FAMILY HOME IN BILTON-IN-AINSTY, FEATURING FIVE BEDROOMS, PERIOD CHARM, AND SPACIOUS LIVING AREAS.



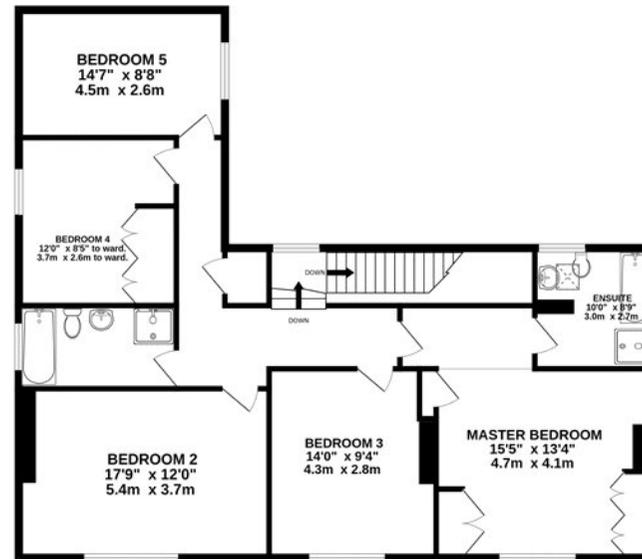




GROUND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



1ST FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 2650 sq.ft. (246.2 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

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