



**THE ROSARY, ALDWARK, ALNE**  
Guide Price - £995,000

**Carter Jonas**

# THE ROSARY, ALDWARK, ALNE, YO61 1UB

This fully modernised period property is a stunning residence nestled in the charming village of Aldwark. This impressive home boasts approximately 3,750 square feet of thoughtfully designed living space, perfect for modern family life.

As you enter, you're greeted by a range of spacious reception rooms that exude comfort and elegance. The large drawing room features a brick-built fireplace with a cozy log burner, creating a delightful ambiance for relaxation. The inviting garden room, enhanced by a woodburning stove with double French doors, seamlessly connects to the beautifully maintained garden outside, allowing for a perfect blend of indoor and outdoor living.

The semi-open plan dining area, adorned with exposed beams, flows effortlessly into the fully fitted kitchen, complete with an electric Aga, catering to all culinary enthusiasts.

The first floor features three well-appointed bedrooms, including two with en-suite bathrooms, offering privacy and convenience. A shared house bathroom rounds out this level. Ascend to the second floor, where you'll find two additional bedrooms one of which is ensuite and a spacious attic room, perfect for a hobby room, office, or extra storage.

Externally, The Rosary presents a picturesque front garden with a landscaped lawn and a lovely patio area ideal for al fresco dining. Off-street parking is available for several vehicles, complemented by a double garage equipped with remote powered doors, water, electricity and solar panels for added sustainability.

This magnificent property truly combines character, charm, and modern living in a highly desirable location.

The charming village of Aldwark is home to the magnificent Aldwark Manor Hotel which offers dining, golf and leisure facilities, plus there are a range of popular pubs in the area. The village is well placed for a number of schools both state and independent with good access to the popular market towns of Thirsk and Easingwold, the historic city of York and spa town of Harrogate.

**TENURE** Freehold

**EPC BAND** D

**A 5/6 BEDROOM PERIOD PROPERTY WITH TREMENDOUS CHARACTER OFFERING EXCEPTIONAL ACCOMMODATION WITHIN THE POPULAR VILLAGE OF ALDWARK. LOCATED CONVENIENTLY FOR ACCESS TO BOROUGHBIDGE, EASINGWOLD AND YORK WITH HARROGATE AND THE A1M ALSO WITHIN EASY REACH.**



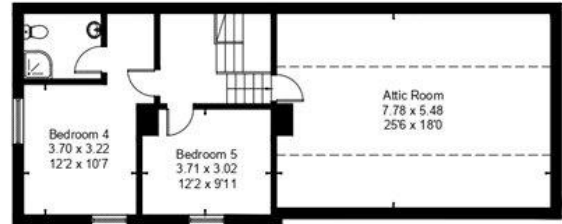
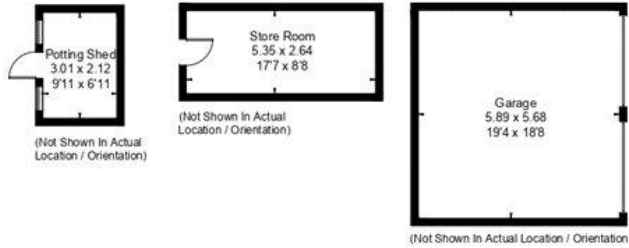




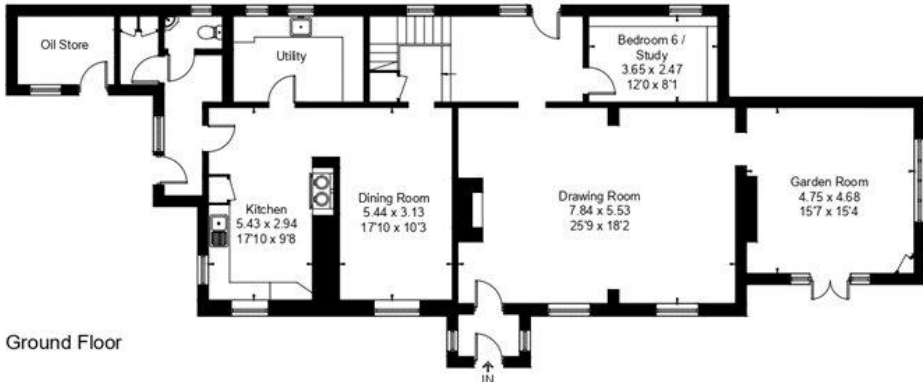
Aldwark, Alne York, YO61  
 Approximate Area = 3737 sq ft / 347.2 sq m (Excluding Void)  
 Outbuildings = 565 sq ft / 52.5 sq m  
 Total = 4302 sq ft / 399.7 sq m



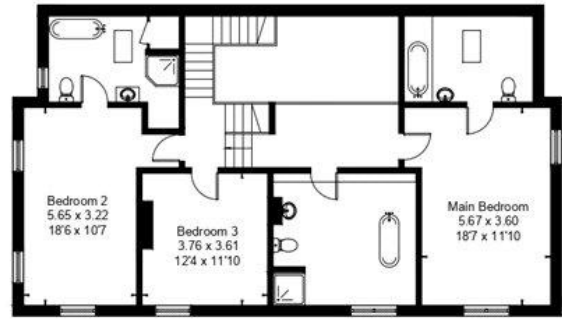
Bedroom height below 1.5m



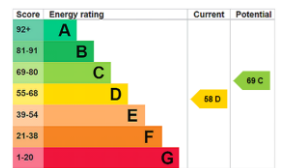
Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96774

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