Mark Stephensons

ESTATE & LETTING AGENTS







5 Village Farm, Foston YO60 7QG

£390,000

- Presented to an extremely high standard
- Delightful garden enjoying far reaching views
- Small unspoilt village, easy access to the A64
- Single storey home in a courtyard setting
- Deceptive throughout offering three bedrooms
- LPG heating, all double glazed, single garage
- Forms part of a small development of six
- Superb dining kitchen and modern bathrooms

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Superbly appointed courtyard style home enjoying far reaching and unspoilt views/aspects from the rear gardens towards the south. The overall space is most deceptive including a superb main reception room with French doors to the gardens, a lovely dining kitchen, three bedrooms, en-suite shower room and main bathroom. The development is in the style of traditional barns and farm buildings, there are six properties in total and each are individually designed. A superb opportunity for rural living in "walk into" condition yet lying within easy reach of the A64 allowing access both to York and Malton.

3 2 1 E

Council Tax Band: D





General location
Foston is a small village and civil parish in the Ryedale district of North Yorkshire. It is situated close to the A64 road and is approximately 9 miles north-east from York and is within 8 miles to the South of Malton giving any purchaser a fantastic range of amenities in either of these places. The village is positioned at the foot of the Howardian Hills a place of Outstanding Natural Beauty which offer some of the most beautiful countryside in the country. Along with the properties peaceful location, the bungalow would appeal to someone looking for a quiet life in the country.

Hallway
With main front entrance door, radiator, tiled floor turning 90° left into the long inner hallway also with tiled floor, radiator and built-in airing cupboard.

Lounge
extremely well appointed main reception room with front facing sash window with shutters and radiator beneath, feature living flame electric fire in a period style surround, recessed cupboards and shelve displays both sides of the fireplace, further radiator, French doors leading out to the rear gardens.

Dining Kitchen
Superbly re-fitted with a matching range of both bases and Wall level units, Belfast style sink in quartz worktops, integrated fridge and freezer, integrated dishwasher, range master range cooker, tile floor, upright radiator, rear window and door taking advantage of the far reaching unspoiled spoil unspoiled views at the rear elevation.

Bedroom 1
Sash style window with shutters and radiator beneath, range of fitted wardrobes.

En-suite shower room
With tiling around a re-fitted two piece white suite, shower cubicle, towel rail, sash style window.

Bedroom 2
Sash style window with shutters and radiator beneath, range of fitted wardrobes.

Bedroom 3
Sash style window with shutters and radiator beneath.

Main Bathroom
Fully tiled walls and floor with re-fitted three-piece suite, shower attachment, extensive built-in cupboards, further cupboard allowing for space for washing machine/dryer, sash style from window, heated towel rail, hatch to loft spares.

Outside space/gardens
Delightful south facing rear garden from French doors out of the lounge and a stable door from the dining kitchen. Extensive terrace with a timber pergola, creating a sheltered space for alfresco dining. The lawn extends towards a low boundary fence, beyond which rolling countryside stretches into the distance. The open views give the impression of acres of land without the maintenance, offering that sought after rural feel in a manageable setting. Raised beds and neat

borders add colour and structure, while the garden remains easy to care for, perfect for downsizers or those wanting a lock up and leave option.

The immediate front allows ample car parking nicely enclosed from neighbouring properties.

Garage

Single size, left hand of a block of 3 with power, light and electric front door.

Services

Mains water, electricity and drainage.
LPG central heating system, tank rear of garage, boiler in the loft.
Foston is not connected to mains gas.











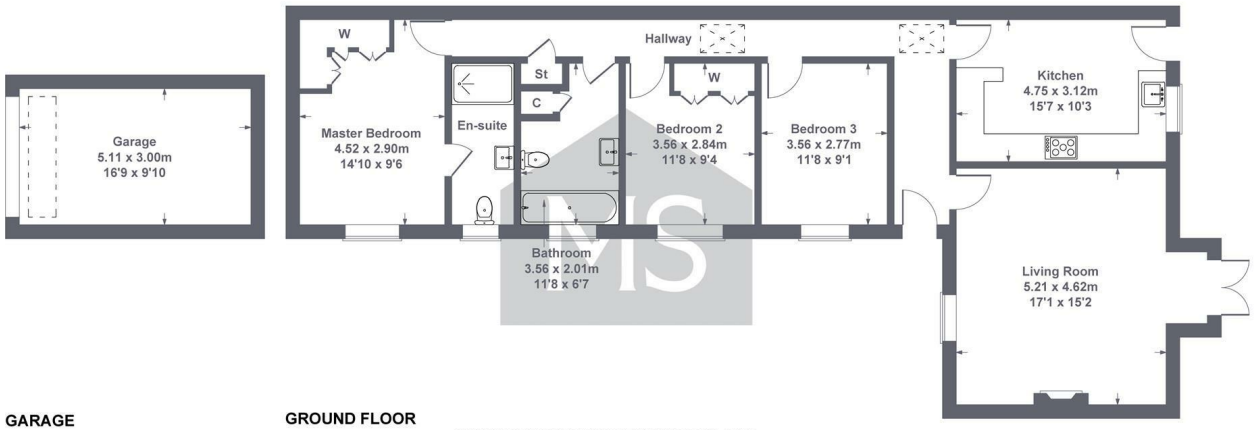








Approximate Gross Internal Area
Main House : 1142 sq ft - 106 sq m
Garage : 165 sq ft - 15 sq m
Total : 1307 sq ft - 121 sq m



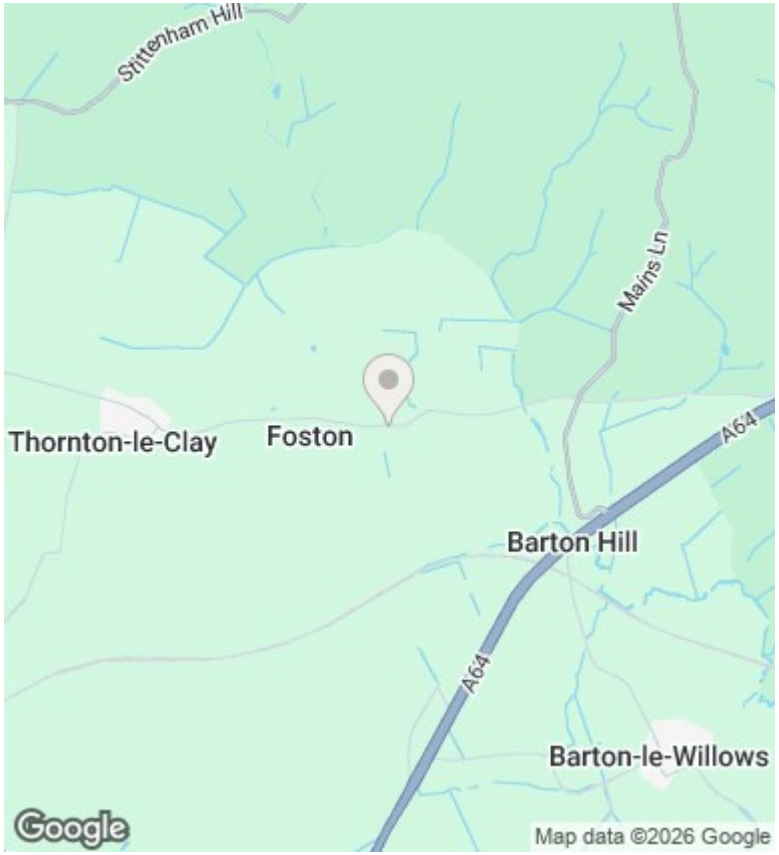
GARAGE

GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



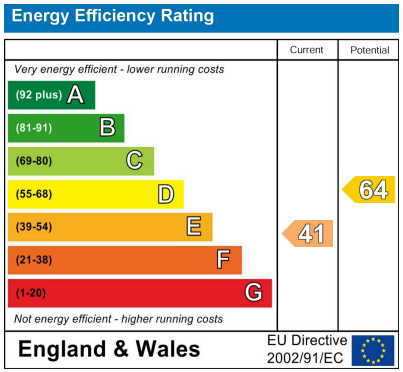
Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

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D



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