



**TARLSWOOD, ALNE ROAD, TOLLERTON**  
£1,100,000

**Carter Jonas**



# TARLSWOOD, ALNE ROAD, TOLLERTON, YO61 1QD

This is a fully refurbished and comprehensively extended village home, finished to an exceptional standard, with an impressive EPC rating of B – a rare and outstanding achievement for a Victorian property.

The property has been remodelled and extended to the rear, side and loft, creating a highly versatile and beautifully finished family home. Every element of the renovation has been undertaken for the owners' own occupation, with quality and longevity clearly prioritised throughout – from handmade timber sash windows to high-end fixtures, fittings and integrated appliances.

At the heart of the house is a striking open-plan living kitchen. The kitchen flows naturally into a defined dining area and living space, whilst across the hall sits a separate snug / second reception room, providing welcome flexibility. Behind is a generous boot room with two WCs, perfectly suited to village life and post dog-walk clear-ups. The side extension adds real practicality, offering a utility space and a guest suite or home office with en-suite facilities, ideal for home working or multi-generational living.

The first floor is anchored by an impressive principal bedroom suite. A standout feature is the dedicated bathroom with a freestanding bath, a concealed door leads through to a dressing room and on to a private en-suite, creating a genuinely luxurious main bedroom arrangement. There is a further bedroom on this level alongside an opulent family bathroom.

A loft conversion provides two additional rooms, offering excellent flexibility for bedrooms, workspace or hobbies.

Externally, the property sits proudly on Tollerton's main road. To the front is a gravel driveway providing parking for multiple vehicles, leading to a detached garage. The south-facing rear garden is a major asset, arranged in three distinct sections. At the far end of the garden is a substantial garden room, ideal as a gym, studio or workshop, complete with power and internet connectivity.

Located in the highly regarded village of Tollerton, the property occupies a non-estate position and benefits from a strong community feel, including a well-used village playing field.

A turn-key home of genuine quality, rarely available in such a complete and considered form.

**EXCEPTIONAL, FULLY REFURBISHED AND EXTENDED VILLAGE HOME, FINISHED TO A HIGH STANDARD AND OFFERING VERSATILE FAMILY ACCOMMODATION. SET ON THE MAIN ROAD IN TOLLERTON WITH GENEROUS PARKING, GARAGE AND SOUTH-FACING GARDEN ROOM. A REAR, TURN-KEY NON-ESTATE OPPORTUNITY.**



**TENURE** Freehold

**EPC BAND** B

**LOCAL AUTHORITY** North Yorkshire Council

**COUNCIL TAX BAND** F











# Tarlswood, Tollerton, YO61 1QD

Approximate Gross Internal Area = 246.7 sq m / 2655 sq ft

Outbuildings = 54.3 sq m / 584 sq ft

Limited Use Area = 22.1 sq m / 238 sq ft

Total = 323.1 sq m / 3477 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1267187)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## IMPORTANT INFORMATION

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