

**GRIMSTON BAR, YORK**
GUIDE PRICE £800,000

Carter Jonas

# GRIMSTON BAR, YORK

Meadowville is an exceptional country home offering generous family accommodation, an indoor swimming pool, and a versatile detached three-bedroom cottage. Enjoying private grounds and beautiful countryside views, it perfectly combines rural living with excellent amenities.
Carter Jonas are delighted to present Meadowville, an outstanding and rarely available country residence situated to the west of York.

Occupying a substantial private plot with breathtaking rural views, this impressive five-bedroom family home is complemented by a separate three-bedroom cottage, offering exceptional versatility for multi-generational living, guest accommodation, holiday letting, or home-based business use.

Perfectly positioned to combine tranquil countryside living with excellent connectivity, Meadowville benefits from easy access to York city centre, the Park & Ride network, the A64 ring road, and a wide range of local amenities and recreational facilities.

Upon entering the property, a welcoming reception hall sets the tone for the generous accommodation throughout. The home boasts four versatile reception rooms, all enhanced by solid wood flooring and character features.
The magnificent drawing room is a particular highlight, featuring exposed timber beams, a substantial log-burning stove, and direct access to the beautifully maintained private gardens, creating an ideal setting for both entertaining and everyday family life.

Two additional reception rooms are positioned to the front of the property providing flexible spaces to suit a variety of lifestyle requirements.
At the heart of the home lies an attractive country-style kitchen, enjoying wonderful views across the surrounding fields and open countryside. The centrally positioned dining room provides a warm and sociable space for family dining and larger gatherings, while a practical utility room and separate WC are conveniently located nearby.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** D

## MEADOWVILLE IS AN EXCEPTIONAL COUNTRY HOME OFFERING GENEROUS FAMILY ACCOMMODATION, AN INDOOR SWIMMING POOL, AND A VERSATILE DETACHED THREE-BEDROOM COTTAGE. ENJOYING PRIVATE GROUNDS AND























**Meadowville, Grimston Bar, York, YO19**

Main = 360.7 sq m / 3883 sq ft
Garage = 29.1 sq m / 313 sq ft
Annex = 68.6 sq m / 738 sq ft
Limited Use Area (Annex) = 15.5 sq m / 167 sq ft
Approximate Gross Internal Area = 473.9 sq m / 5101 sq ft

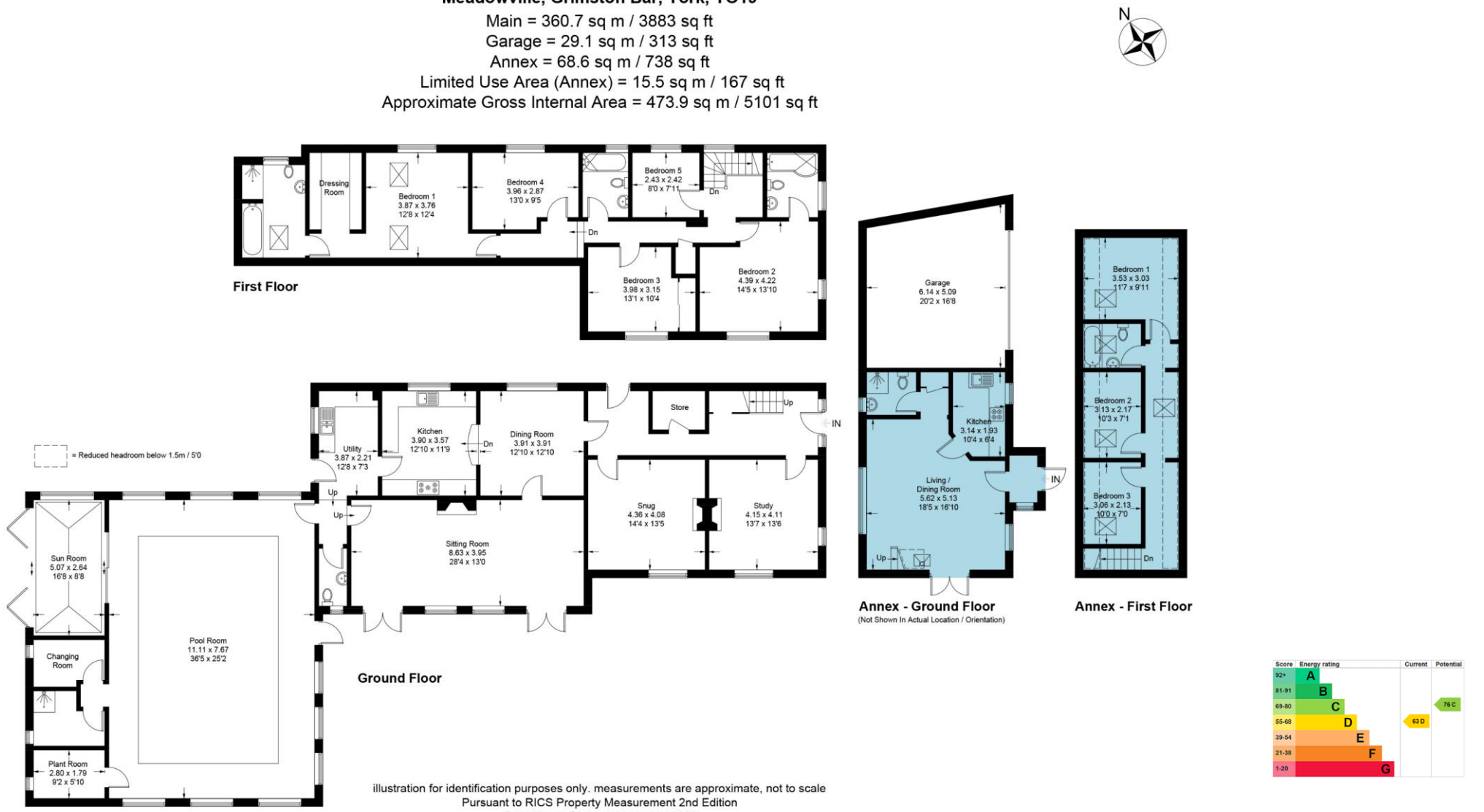






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