



## OLD SPOT PIGGY LANE

YORK, YO23 3AD

£835,000  
FREEHOLD

Are you looking for a stunning property in a beautiful village?

MONROE

SELLERS OF THE FINEST HOMES

# OLD SPOT PIGGY LANE

• Chain Free • Stunning

Property • Detached • Five Bedrooms • 2416

Sqft • Private Walled

Garden • Driveway • Village Location • High

Spec Throughout • Excellent Travel Links



Monroe is very excited to offer Piggy Lane it is a stunning five-bedroom chain-free detached house located in a select development consisting of just seven individual homes. This exceptional property offers significant living space with high-quality finishes, combining modern comforts with a charming traditional exterior. Ideally situated in the heart of Bilbrough, it provides a delightful rural atmosphere while still allowing for easy access to York, Leeds, Harrogate, and the wider road network.

You enter a striking and welcoming entrance hallway featuring a beautiful oak staircase. The spacious ground floor is designed for open-plan living, with direct access to an impressive garden, a convenient WC, a utility room, and a cosy snug area.

The standout feature of this home is the open-plan kitchen and dining area, which boasts a bespoke fitted kitchen, an island equipped with Neff appliances, a wine cooler, a log burner, and a media wall. Bi-folding doors lead out to the south-facing garden, ensuring a perfect blend of indoor and outdoor living.

On the first floor this impressive home features four generously sized double bedrooms on the first floor, including one with an en-suite bathroom. Three of the bedrooms have bespoke fitted wardrobes, providing ample storage and style.

The second floor is home to a luxurious master bedroom suite, which boasts a stunning vaulted ceiling, an elegant bathroom, and a sophisticated dressing area.

Outside, the property showcases beautifully landscaped gardens at both the front and rear, designed to enhance its south-facing position. A spacious Indian stone terrace complements the outdoor area, which includes planted beds, borders, and specimen trees. Access to the property is through wooden gates that lead to a parking area and a detached garage..

## ENVIRONS

Bilbrough is a vibrant village that boasts outstanding local amenities and a picturesque semi-rural setting amidst beautiful open countryside. Its prime location provides convenient access to the "golden triangle" of York, Leeds, and Harrogate, with major road networks located nearby for effortless travel beyond the area. As a quintessential English country village, Bilbrough sits just outside the York city boundary. Here, you will find The Three Hares country pub, a lively and welcoming village hall, and a historic parish church dating back to Norman times, all of which contribute to the community's charm.

The village delivers exceptional transport links to neighbouring cities and towns, with easy access to the A64, A1M, and the broader motorway network. Leeds is only a half-hour away, while Harrogate can be reached



in 45 minutes. Just a short drive to the south, York offers a mainline railway station with connections to London in under 1 hour and 10 minutes, as well as services to Edinburgh and Manchester.

Bilbrough is ideally situated just 6 miles from York city centre, 18 miles from Leeds, and 22 miles from Harrogate. (Distances are approximate.)

#### REASONS TO BUY

- Exquisite Property
- Stunning Throughout
- Superb Village
- Five Bedrooms
- Open Plan Living Kitchen Diner
- Spacious Throughout
- Private Walled Garden
- Garage & Driveway

#### SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

#### LOCAL AUTHORITY

North Yorkshire Council

#### TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## OLD SPOT PIGGY LANE





**Approx. Gross Internal Floor Area 2416 sq. ft / 224.54 sq. m (Including Garage & Excluding Gallery)**

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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