



The Village, Strensall, York Asking Price £735,000

**** FEATURE LIVING KITCHEN ****

A comprehensively upgraded period cottage offering flexible 4 bedroom family living accommodation and featuring a stunning open plan living kitchen, master bedroom, and double garage.



Accommodation

This charming, period, detached cottage has been comprehensively upgraded and improved in the recent past which creates stunning family living accommodation. The property occupies a prominent position overlooking the village within the heart of Strensall, and as such, offers quick and easy access to the city centre of York.

The property features a separate rear annex, ideal for an elderly parent or teenagers, with the flexibility of a downstairs bedroom within the main residence.

The property has been finished to the highest specification with modern fixtures and fittings in addition to gas fired central heating throughout.

Internally, the property is entered at the front through a double glazed front door into an entrance hall with built-in under stairs storage cupboard.

The principal reception room is a spacious lounge, located at the front of the house, having a bay window to the front elevation in addition to a feature solid fuel burning cast iron stove set on a stone hearth. There is a television aerial point, ceiling down lighters and double radiator. A central staircase leads to the first floor and separates the living room from a study/snug which has an additional bay window to the front elevation as well as a rear aspect and radiator. Both the living room and snug bays feature bespoke window shutters.

The feature room of the property is, without doubt, the modern open plan living kitchen which has been comprehensively renovated and improved creating a wonderful family environment. The kitchen has a stylish range of built-in base units with Trillium worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards with a built-in NEF electric oven and grill with Hotpoint microwave and separate four point induction hob with central extraction. The kitchen also includes an integrated dishwasher and built-in fridge and freezer units. There is a bespoke window seat to the front elevation in addition to a bay window with additional window shutters.

Bifold doors to the side elevation leads out onto the rear garden and there is a double glazed Velux roof light, ceiling down lighters, living area with wood burning stove and twin contemporary radiators.

To the rear of the living kitchen is an inner hall which leads through into the downstairs cloakroom which has a low flush W.C., wash hand basin and half height tiled splashbacks. There is a separate utility room which has an additional range of high and low level storage cupboards with Butcher's block worktops as well as recess providing plumbing for a washing machine and space for fridge and freezer units. There is integral garage access, and the utility room houses the pressurised hot water cylinder as well as the Worcester gas fired central heating boiler.

Located at the rear of the ground floor is the separate annex, which has internal and external access with separate entrance hall. There is an ensuite bedroom having a feature exposed beamed ceiling as well as recess ceiling down lighters, radiator, and television aerial point. The bedroom also includes an ensuite shower room comprising of a low flush W.C., bracketed wash hand basin and shower cubicle with full height tiled splashbacks. There is also a heated chrome towel rail, extractor fan and ceiling down lighters.

The first floor landing services the entirety of the first floor accommodation and includes twin double glazed casement windows, exposed beamed ceiling and radiator.

The master bedroom has a double fronted wardrobe with a vaulted ceiling, radiator, and ceiling down lighters. There is an ensuite bathroom with a Jack and Jill access which includes a low flush W.C., wash hand basin, bidet and inset bath with tiled splashbacks and shower attachment. The bathroom includes a heated towel rail, double glazed Velux roof light and ceiling down lighters.

The guest bedroom is also ensuite having a low flush W.C., wash hand basin and shower cubicle with tiled surround. Bedroom three is a further spacious bedroom being L shaped in nature with exposed beamed ceiling and ceiling down lighters. Both bedrooms two and three benefit from radiators.

To The Outside

The property features a delightful, enclosed front garden overlooking the village with a wrought iron pedestrian gate and a central flagged pathway which leads to the front door of the property. The pathway separates the lawned garden into two parts with gravelled borders and surrounding fenced and walled boundaries.

There is gated access down the side of the property through into the central garden. The garden is in full view of the breakfast kitchen, having a flagged patio running parallel with the side elevation being an ideal space for outside entertaining. There is a central lawn with additional block paved hardstanding and a courtyard garden is fully enclosed to all sides by walled boundaries.

To the rear of the property, with access off Hawthorne Mews, is a gravelled hardstanding and courtyard providing ample space for off road parking and there is a secondary garden for the annex.

The courtyard is accessed through a gated and pillared entrance, and in turn accesses the attached garage which is of brick and tile construction with timber entrance doors, light, and power.

There is no doubt that the property offers a very rare opportunity within the Strensall market, and an early inspection is strongly recommended.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 10000* Mbps download speed

EPC Rating: TBC

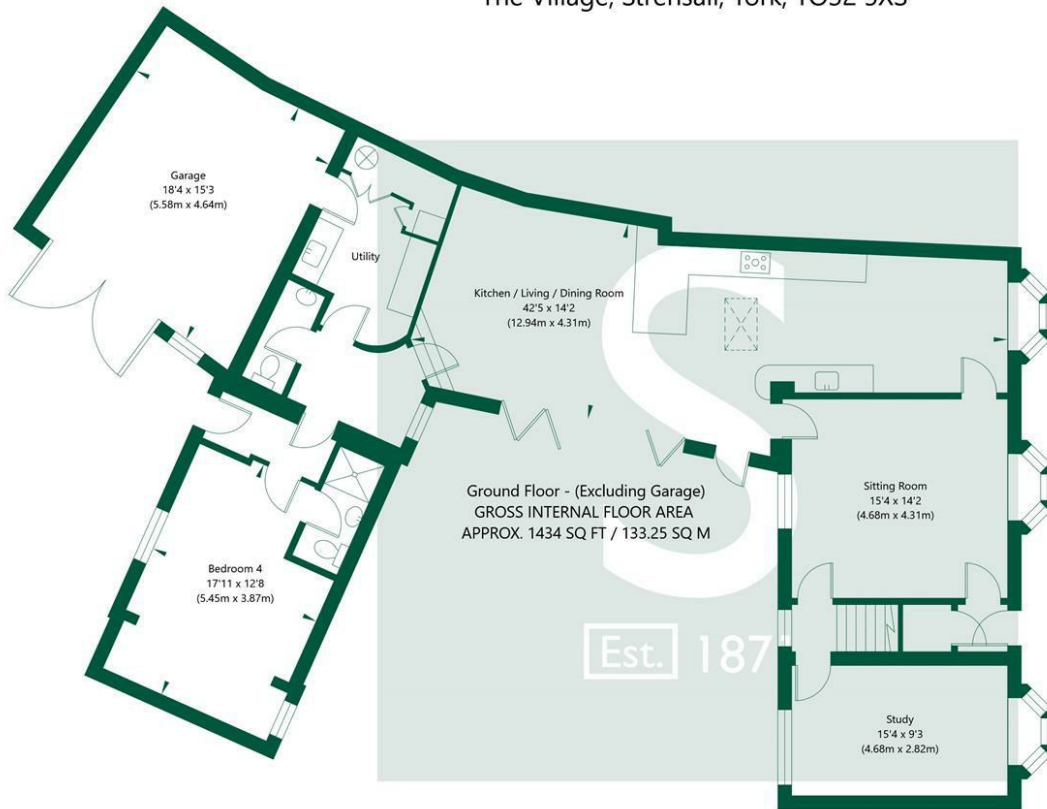
Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

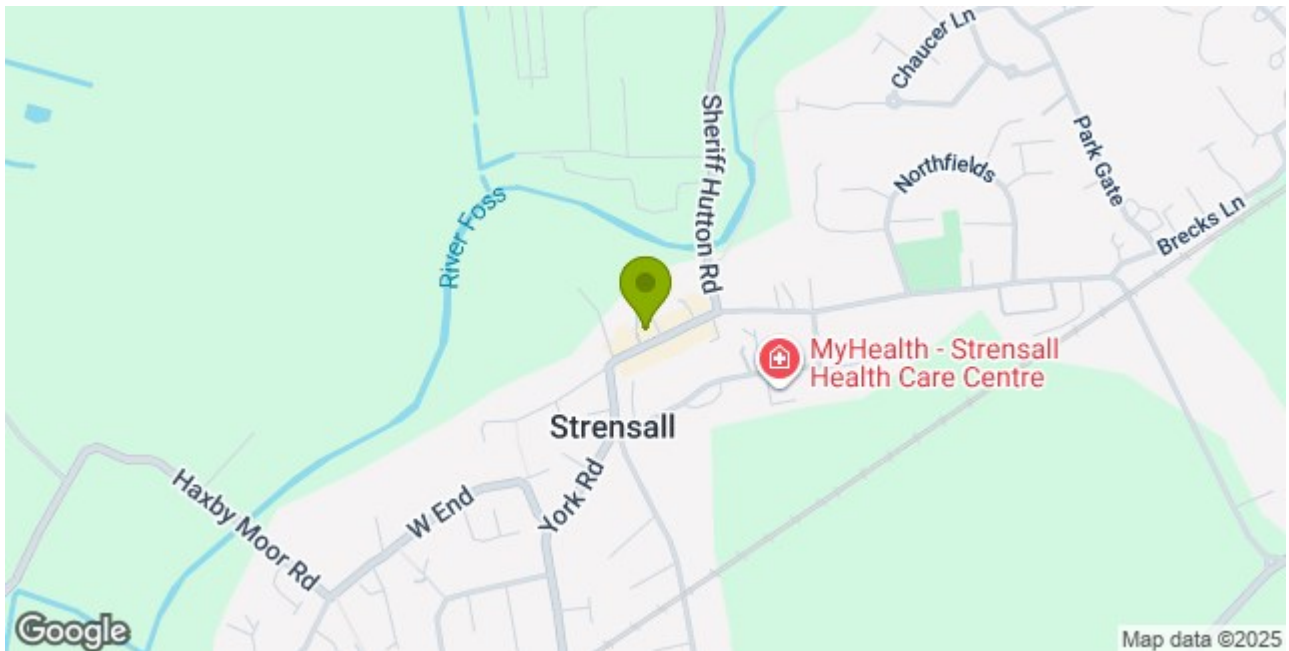
*Download speeds vary by broadband providers so please check with them before purchasing.

The Village, Strensall, York, YO32 5XS



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 611 SQ FT / 56.78 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2045 SQ FT / 190.03 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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