



## 2 Lilac View Cottages, Shipton By Beningbrough, York £350,000

Delightful 3-Bedroom Cottage in Shipton, Near York

Nestled in the village of Shipton, this beautifully renovated period cottage offers excellent access to York city centre and the surrounding countryside. The home features three well-proportioned bedrooms, a stylish new kitchen and bathroom, and elegant period details throughout, including double glazed windows and high ceilings. Outside, enjoy a separate, low-maintenance garden perfect for relaxing or entertaining, along with a versatile workshop ideal for trades, creative projects, or additional storage. With driveway parking for two cars and proximity to local amenities and transport links, this property blends rural charm with modern convenience.

3 x Bed

1 x Bathroom

2 x Reception

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- Three bedrooms
- Refurbished cottage
- Two reception rooms

- Garden with garden shed
- Parking
- Excellent location





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Located in the village of Shipton-by-Beningbrough, just a short drive from the historic city of York, this delightful three bedroom cottage offers a perfect blend of modern living and character. Recently modernised and beautifully maintained, this cosy home is ideal for those seeking a peaceful countryside lifestyle without compromising on accessibility or convenience.

Step through the rear door into a warm and welcoming living space, where tasteful updates complement the property's natural charm. The kitchen open onto the dining room and has been thoughtfully refurbished, offering a bright, practical space for everyday cooking or weekend entertaining. The lounge is a comfortable space with a log burner as the focal point in the room. Upstairs, three comfortable bedrooms provide ample space for a growing family, guests, or home working. A stylish and contemporary bathroom completes the interior with a touch of luxury.

Outside, you'll find a beautifully kempt garden, bursting with colour and tranquillity, an inviting retreat for morning coffee or summer evenings. The sizable workshop offers exceptional potential, whether you're a crafts enthusiast, need extra storage, or dream of your own home studio.

Shipton-by-Beningbrough is known for its charming atmosphere, friendly community, and excellent connections. With countryside walks, a local pub, excellent primary school and proximity to Beningbrough Hall, there's no shortage of ways to enjoy village life. And with York less than 8 miles away, commuting, shopping, and cultural outings are within easy reach.

This is a rare opportunity to own a truly move-in-ready cottage with character, comfort and space to grow.

#### Lounge

Comfortable living area with a log burner standing in stone built feature fireplace. French doors led onto the rear patio area.

#### Dining room

This characterful room has space for a table and six chairs, tiled floor, stairs leading to the first floor and windows to front elevation.

#### Kitchen

Cottage style range of wall and base units and wooden work tops, sink with mixer taps, integral electric induction hob and oven, plumbing for washing machine and fridge/freezer. Door opens to rear courtyard

#### First Floor

Stairs lead to the first floor landing area, doors leading to

#### Bedroom one

Double bedroom is positioned to the rear of the property with views over open fields.

#### Bedroom two

Double bedroom positioned to the front of the property.

#### Bedroom three

Double bedroom positioned to the front of the property.

#### Bathroom

Double walk in shower, with a wash hand basin sitting on top of marble tops with cupboards below, low level W/C and engineered laminate flooring, window to rear elevation.

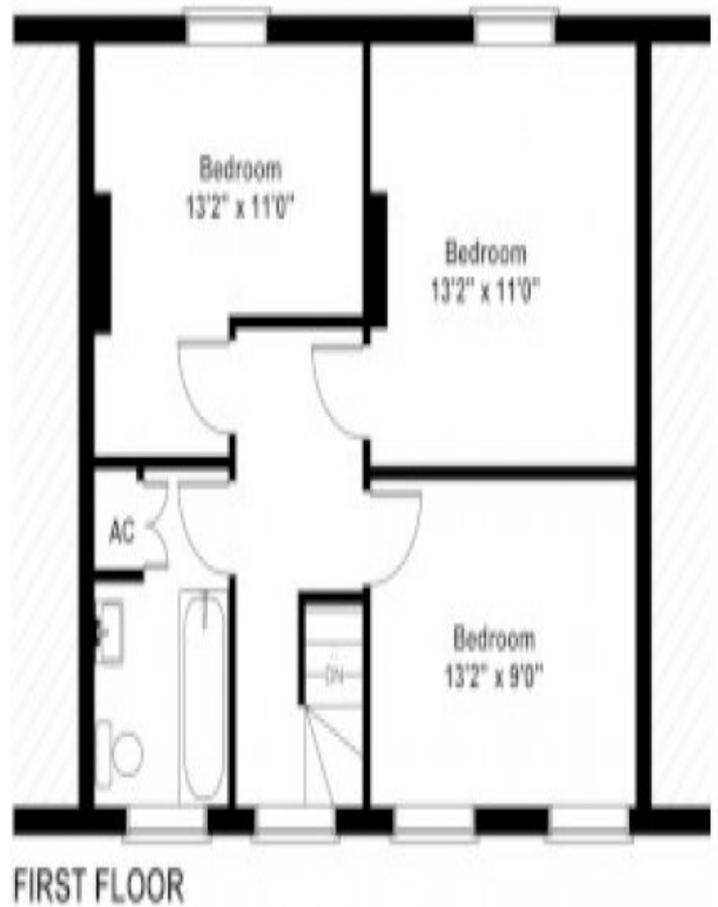
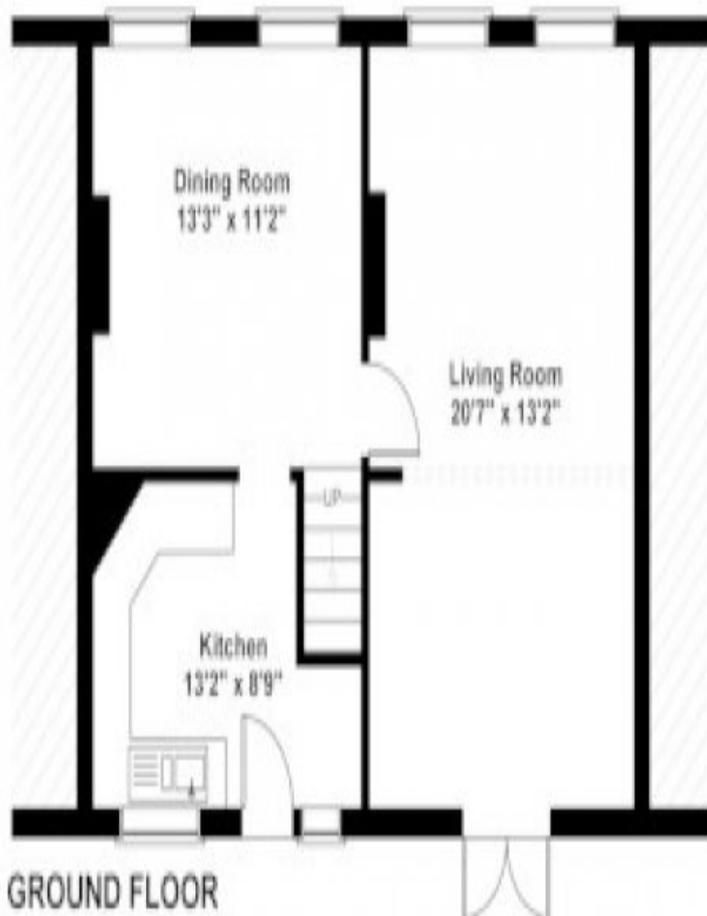
#### Outside

Two sizable sheds which could be used for a number of different things and a five bar gate, that opens and leads you down to a beautifully kempt garden area mostly set to lawn with well established trees. There is a vegetable garden set out on the left hand-side as you enter and a garden shed which all fenced in to the perimeter.

#### Parking

On entering the properties through an archway, there is a gravelled driveway offering off street parking for multiple vehicles.

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