

THE COTTAGE

York

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**Period cottage with private parking,
sunny courtyard garden and city-centre
convenience**

York Railway Station 0.5 miles • York Minster 1 mile

York ring road/A64 3 miles

Entrance and staircase hall • sitting room • kitchen/dining/
living room • utility room • rear porch

3 bedrooms • 3 bathrooms • loft

Parking space for 2 cars • courtyard garden

For Sale Freehold



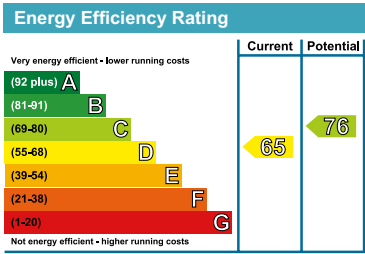
ESTABLISHED 1992

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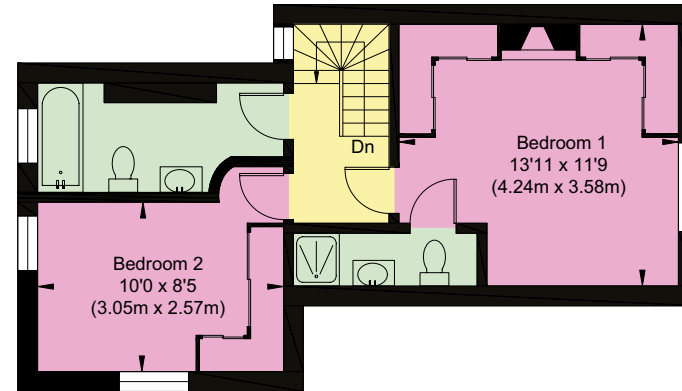


The Cottage, 4 Scarcroft Lane, York YO23 1AD

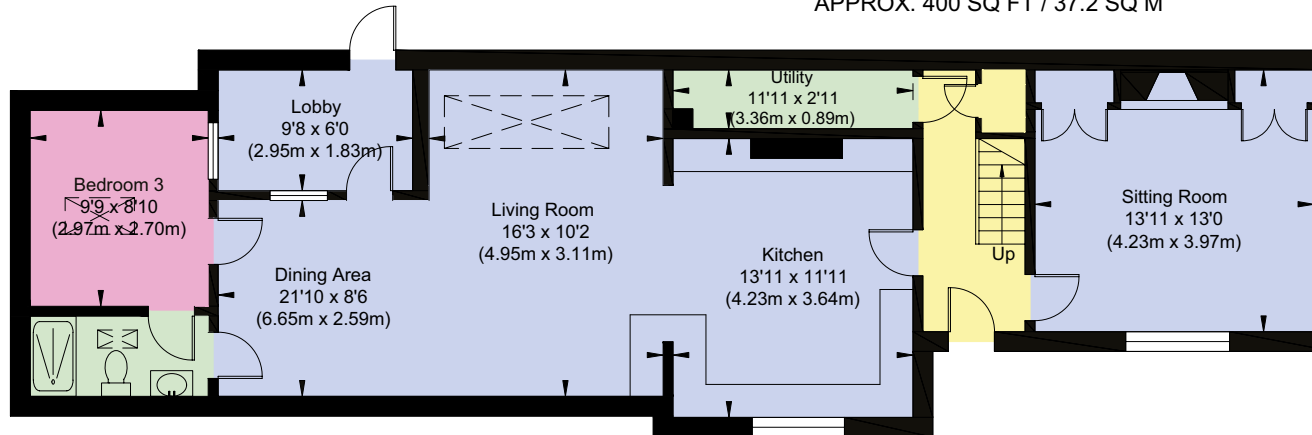
Approximate Gross Internal Floor Area

1312 SQ FT / 121.9 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 400 SQ FT / 37.2 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 912 SQ FT / 84.7 SQ M

City

Country

Coast

The Cottage, with its steeply pitched slate roof and distinctive arched windows, is a local landmark believed to date from around 1840 and Grade II listed. Extended and enhanced in recent years, the property now combines period character with contemporary living, including a superb open-plan kitchen/dining/living area, and a versatile ground floor bedroom with en suite bathroom. The home benefits from off-street parking for two cars and an attractive, sunny courtyard garden.

- Detached 19th century cottage with courtyard garden
- Secure off-street parking for 2 cars
- Modern kitchen and bathroom fittings

- Large open plan kitchen/living/dining space
- 3 bedrooms, 3 bathrooms with ground floor options
- Private, sheltered and sunny courtyard garden
- Easy stroll to 'Bishy Road' with its cafés, shops and restaurants
- Short walk to the railway station and city centre

A traditional timber front door opens into the staircase hall, featuring original geometric tiled flooring and access to rooms on either side. The elegantly proportioned sitting room, located in the original part of the house, enjoys a dual aspect with abundant south- and west-facing light.



Tenure: Freehold

EPC Rating: D (Grade II listed)

Council Tax Band: D

Services & Systems: All mains services. Gas central heating. Superfast broadband.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

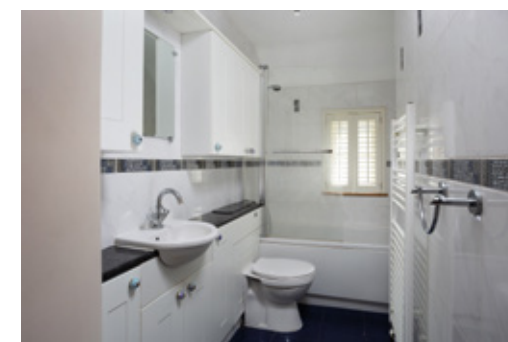
Local Authority: City of York Council www.york.gov.uk Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





CGI Staging



Period details include a cast-iron fireplace with a traditional surround flanked by arched alcoves and fitted cupboards, while louvred shutters frame the arched windows overlooking the garden.

The kitchen, also within the original structure, now connects seamlessly to the substantial single-storey extension - a 34 ft open-plan kitchen/dining/living room illuminated by two large skylights. The contemporary kitchen features a central island with a wine cooler, integrated appliances, a Rangemaster cooker, and a south-facing window bringing in more natural light.

At the far northern end of the house is a ground floor bedroom, enhanced by a skylight and an internal window drawing additional light from the sun porch. It adjoins a well-designed shower room, which also functions

as a convenient ground floor cloakroom with a secondary door to the main living space. The sun porch has an external door giving access to the back lane.

A timber staircase leads to the central first-floor landing with rooms to either side.

Bedroom 1 is an impressive principal bedroom with a south-facing window, cast-iron fireplace with tiled slips, generous fitted wardrobes, and an en suite shower room.

There is also a house bathroom with a bath, and a further double bedroom enjoying a dual aspect south- and west-facing light. The storage loft is boarded and accessed via a drop-down ladder.



Outside

Double timber gates open to a brick paved parking area and an additional hard standing space, all secure. Alongside lies the attractive courtyard garden comprising an area of gravel edged with planted beds and with a colourful climber on the east face. It enjoys plenty of natural light and is ideal for sitting out. The whole is sheltered and private, bounded by wall-top fencing upon the original brick wall.

Environs

Scarcroft Lane enjoys a highly sought-after location, running parallel to the grounds of All Saints School and situated just south of the river Ouse. The property lies within easy reach of Micklegate Bar and the vibrant cafés and restaurants along Micklegate, including much-loved local favourites such as Partisan and Skosh. York's city centre and mainline railway station - offering regular services to London King's Cross - are both around a ten-minute walk away. Even closer is the ever-popular Bishopthorpe Road ("Bishy Road"), celebrated for its independent cafés, restaurants, boutique shops and a convenient Sainsbury's Local.

For green open space, Scarcroft Green lies at the end of the lane, offering a public park with a playground, bowling and croquet greens. Beyond this, the Knavesmire provides extensive grassland and woodland walks, as well as being home to York Racecourse.



The property falls within the catchment area for All Saints RC School (Ofsted Outstanding) and Millthorpe School (Ofsted Good, with excellent sports facilities). York's leading independent schools are also easily accessible – The Mount School, being half a mile away.

Directions

Scarcroft Lane connects Nunnery Lane to Scarcroft Road via parkland. Turning away from the city walls on Scarcroft Road, Scarcroft Lane heads south and The Cottage can be found on the left hand side, a landmark white-rendered building.

What3words: ///remind.lamps.lies

Viewing

Strictly by appointment.



ESTABLISHED 1992



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