



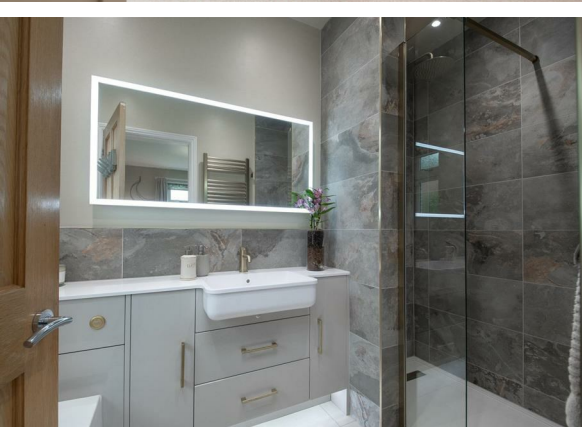
## East Lane, Shipton By Beningbrough Guide Price £850,000

\*\*\* FIRST VIEWINGS FROM FRIDAY 7TH JUNE - BOOK YOUR VIEWING APPOINTMENT TODAY \*\*\* A simply stunning 4 bedroom detached property set within glorious gardens and grounds of around 0.30 of an acre. Originally built in the 1930's and significantly upgraded by the current owners, this fabulous village home features 4 reception rooms, a luxurious dining kitchen and 3 bathrooms complemented by extensive parking and a large detached garage with workshop and home office.

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## Inside

Discreetly positioned off East Lane behind solid timber electric gates, the beautifully presented extended ground floor living space offers tremendous versatility and includes a large double glazed architect designed entrance porch which was added in 2018 and an impressive reception hall with elegant oak staircase and doors leading off into 2 formal reception rooms and a stunning 21'5" (6.54m) long dining kitchen with rear garden views. The high specification Masterclass Kitchen, installed by Counter Interiors of York in 2023, features an extensive range of floor to ceiling storage cupboards to complement an impressive oak topped central island, Dekton worktops, integrated appliances and bespoke custom built larder cupboard with solid oak drawers.

Leading off the kitchen is a useful utility room with cloakroom/wc and a fabulous snug with contemporary wood burning stove and double doors opening into a delightful garden room.

The surprisingly spacious first floor landing leads off into a magnificent principal bedroom with 2 walk-in wardrobes, far reaching rural views and luxurious en-suite shower room, guest bedroom with a 2nd en-suite shower room, 2 further bedrooms and a house bathroom.

Other internal features of note include oak flooring in the reception hall and 3 of the reception rooms, double glazing, central heating by way of an air source heat pump and solar panels supplementing the property's energy bills.

## Outside

Remote control solid timber double entrance gates open to reveal an expansive block paved driveway which provides extensive parking and access into a larger than average 335 sq ft (31.21 sq m) detached garage with remote control roller door and a versatile workshop leading off.

The delightful front garden has been landscaped to feature a shingled seating area, meandering pathways and a host of specimen shrubs.

The glorious 100' (30.5m) long rear garden enjoys fabulous far reaching rural views and features a long lawn, generous paved seating area, raised flowerbeds and a gazebo. The rear garden also features a superb double glazed home office attached to the rear of the garage.

## Services

We have been advised by the vendor that all main services are connected to the property.

## Energy Efficiency

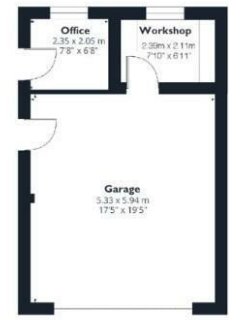
This property's current energy rating is 73 (C) and has the potential to be improved to an EPC of 78 (C).

## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of G. The postcode for the property is YO30 1AH.

## Tenure

We have been informed by the vendor that the property is freehold.



Ground Floor

First Floor

Garage Space

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 2405 SQ FT / 223.44 SQ M    Ground Floor Area: Approx. 1323 SQ FT / 122.93 SQ M

First Floor Area: Approx. 1029 SQ FT / 95.57 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

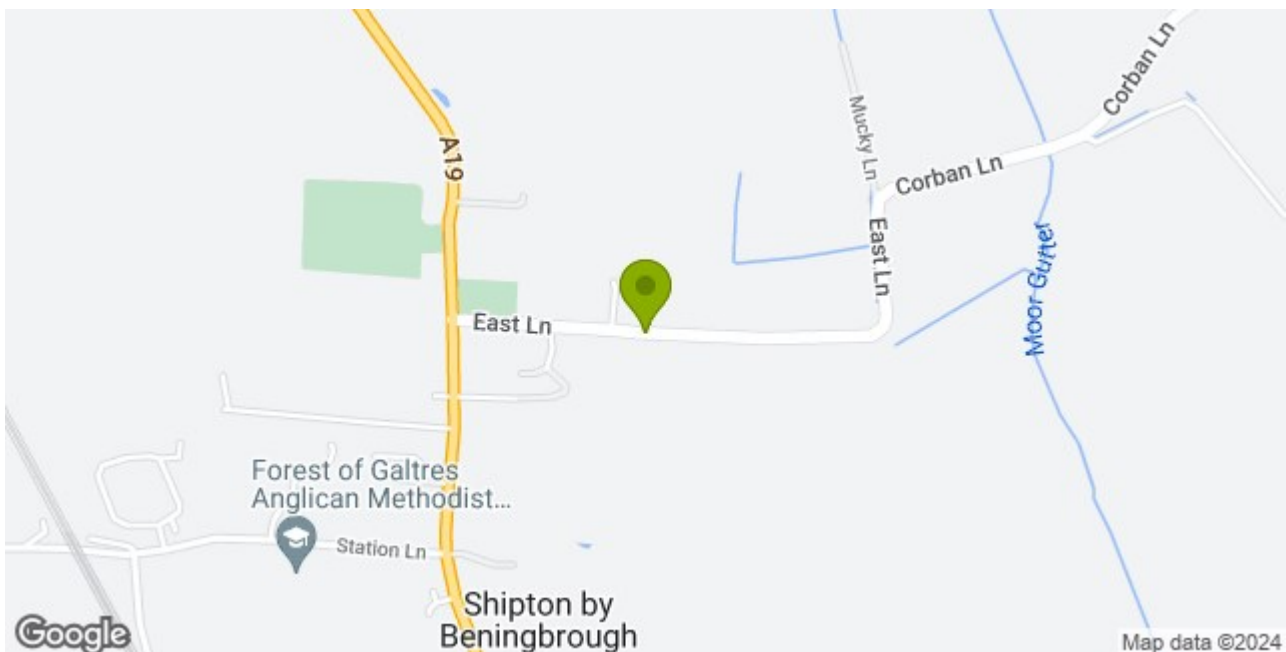
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