



## Belmont House, Chapman Lane, Shipton By Beningbrough, York YO30 1AP Guide Price £575,000

A rare and exciting opportunity to buy a 4 bedroom detached period property in a 0.33 of an acre plot less than 5 miles north of York, featuring over 1,780 sq ft of flexible living space, an indoor heated swimming pool and an adjoining 0.33 of an acre paddock.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

Believed to have originally been built in the mid 1950's, this fabulous property now provides extended ground floor living space that includes a 19'0" (5.78m) long living room with feature fireplace, versatile snug/family room, spacious study and a 21'5" (6.54m) long L-shaped dining kitchen with extensive storage, expansive worktop space and integrated appliances (gas hob plus an eye-level double oven and grill) complemented by a larger than average utility room with cloakroom/wc leading off.

The first floor landing leads off into a primary bedroom with walk-in wardrobe, rural views and en-suite shower room, 3 further bedrooms and a shower room.

Other internal features of note include a gas fired central heating system and double glazing.

## Outside

A gated driveway at the front of the property provides generous parking and a access into a detached double garage.

The side garden is mainly laid to lawn and the rear garden provides a low maintenance area that is part paved and part shingled providing access into the Pool House and the lawned garden, fishpond and plant room behind with an adjoining 0.33 of acre paddock to the west running down to the railway line. In total the property sits in around 0.65 of an acre.

## The Pool House & Sauna

Built in around 2006/2007 this 1,125 sq ft steel framed pool house is centrally heated and features a 30'0" x 14'0" (9.14m x 4.27m) heated swimming pool and a sauna. The outbuilding also lends itself to being re-purposed or converted into ancillary accommodation as an annexe subject to the necessary local authority consent.

## Tenure

Freehold

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\* Mbps download speed

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

## EPC Rating

D

## Council Tax

E - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

# Chapman Lane, Shipton by Beningbrough, York, YO30 1AP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1786 SQ FT / 165.94 SQ M - (Excluding Garage and Swimming Pool)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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