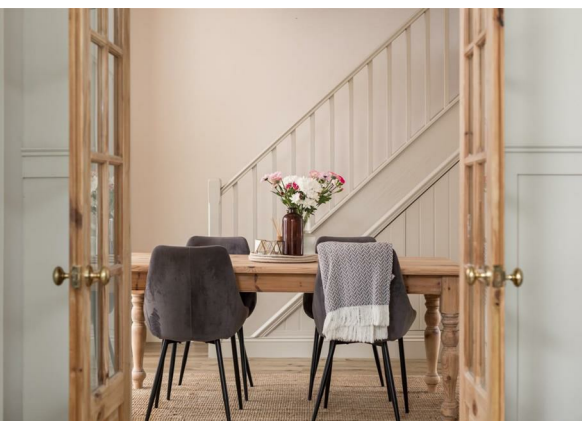




Shipton By Beningbrough, York Guide Price £425,000

A truly exceptional Victorian cottage on the rural fringes of Shipton-by-Beningbrough and less than 4 miles north of Clifton Moor. Originally built in 1860, the property has undergone a comprehensive transformation over the past 3 years with every detail, both inside and out, having been thoughtfully and skilfully renovated, remodelled and beautifully restyled to create an elegant village home with extended ground floor living space and a wonderful rear garden.

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](#).



Inside

A reception hall with fitted coat and boot cabinetry leads off into a cloakroom/wc with rolling barn style door and a dual aspect sitting room with plantation sale blinds and double doors opening into fabulous 22'9" (6.93m) long living & dining room with 8'10" (2.67m) high ceiling, built-in tall storage cupboards and a feature fireplace with wood burning stove.

The stunning "Howdens" kitchen was designed and fitted in 2023 to feature a limestone tiled floor and a substantial quartz topped central island with dining, quartz worktops, generous storage including a larder cupboard and an extensive range of integrated appliances (induction hob, oven, grill and microwave, fridge, dishwasher and washing machine) complemented by bi-folding doors providing rear garden views and access out onto an expansive limestone paved seating and outdoor dining area.

The split level first floor landing leads off into a generous principal bedroom with built-in wardrobes, 2 further bedrooms and a luxurious bathroom with a contemporary freestanding bathtub, heated towel rail, vanity unit with wash basin and a separate walk-in dual head shower.

Other internal features of note include a gas fired central heating system (new boiler in 2023), double glazing, stripped pine period doors and cast iron period style radiators throughout.

Outside

A generous gravel driveway provides parking for 3 to 4 vehicles and the front garden feature a small fish pond and flower bed borders.

The wonderful rear garden features an expansive 35' (10.75m) wide limestone patio, raised flower beds and a lawn, a mature pear tree, rustic red brick built storage shed and a delightful small greenhouse/potting shed with rural views across the fields behind the cottage. The rear garden also features outdoor lighting and power sockets.

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 - 70

Council Tax

D - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

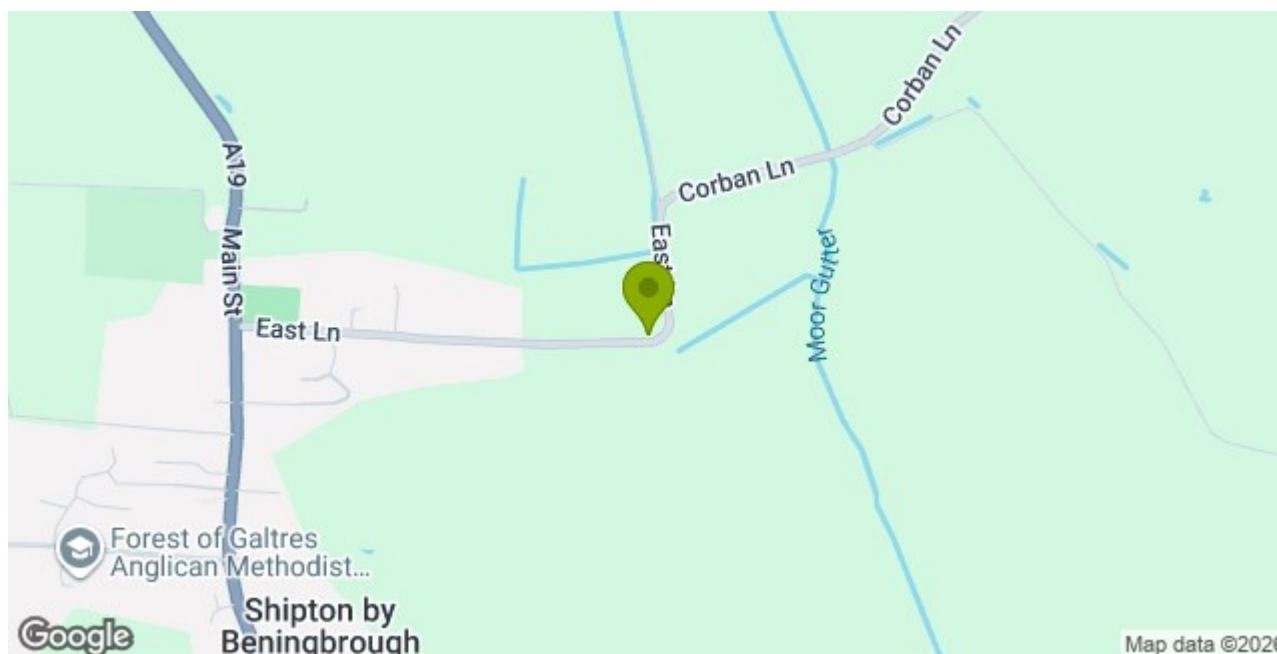
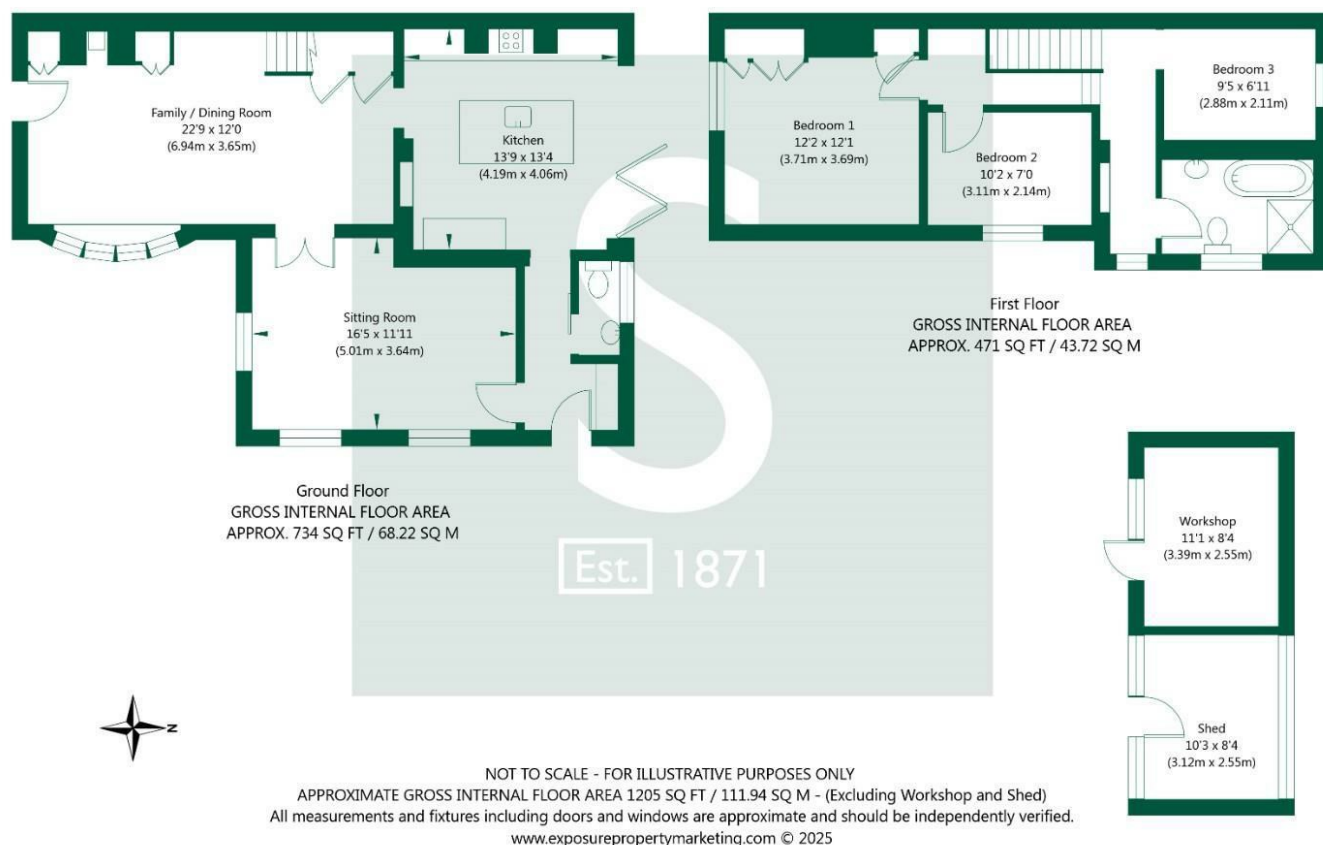
Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings

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

East Lane Cottages, Shipton by Beningbrough, York, YO30 1AJ



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

