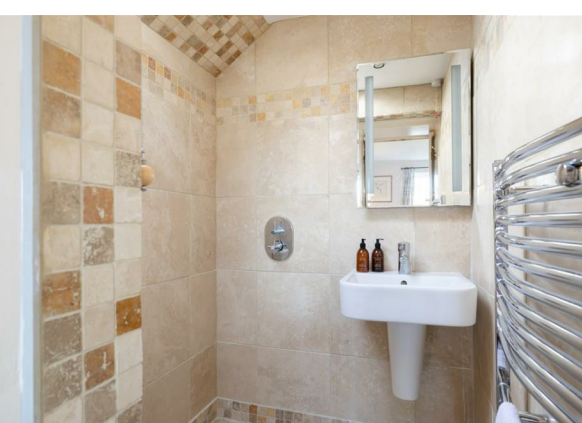




## Main Street, Copmanthorpe, York £475,000

A home of remarkable heritage and timeless architectural features. Framed by expertly maintained rear gardens, the property offers an exceptional opportunity to acquire a truly wonderful period home, rich with character and charm. Offered to the market with no onward chain.





A traditional porch entrance hall introduces into the home, inviting you onward into the home's principal reception room, currently presented as dining room and benefiting from two picture windows either side of the porch, feature fireplace and stairs to the first floor. Flowing seamlessly from the dining room, the home flows into a thoughtfully designed kitchen with an extensive range of units. A formal sitting room provides a lovely area to relax with French doors onto the garden, before finally to the ground floor is practical utility area and well place w/c.

To the first floor, the property continues to impress. Four generously sized double bedrooms offer versatile accommodation, each echoing the home's period charm with delightful features and tranquil views across the gardens. The master bedroom enjoys an en suite and fitted wardrobes. A well-appointed contemporary house bathroom complements the bedrooms, while the spacious landing presents an additional versatile area, ideally suited as a quiet reading corner, home office or study space.

Externally, the property is enveloped by a meticulously curated split level cottage garden, abundant with mature shrubs, established trees, seasonal planting and well-kept lawns. A patio terrace provides the perfect backdrop for al fresco dining and summer entertaining. To the rear of the property, a shared driveway offers convenient off-street parking for two vehicles.

Copmanthorpe is a thriving village renowned for its strong sense of community, excellent local amenities and superb accessibility into the historic city of York.

### Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: TBC

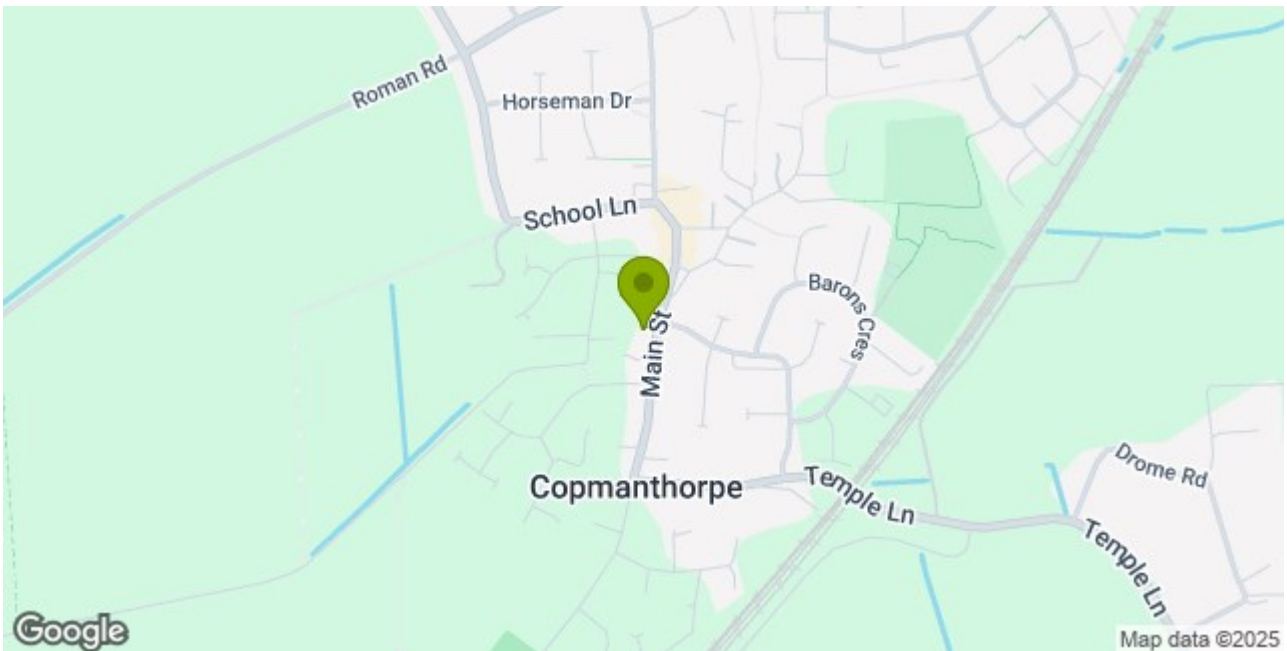
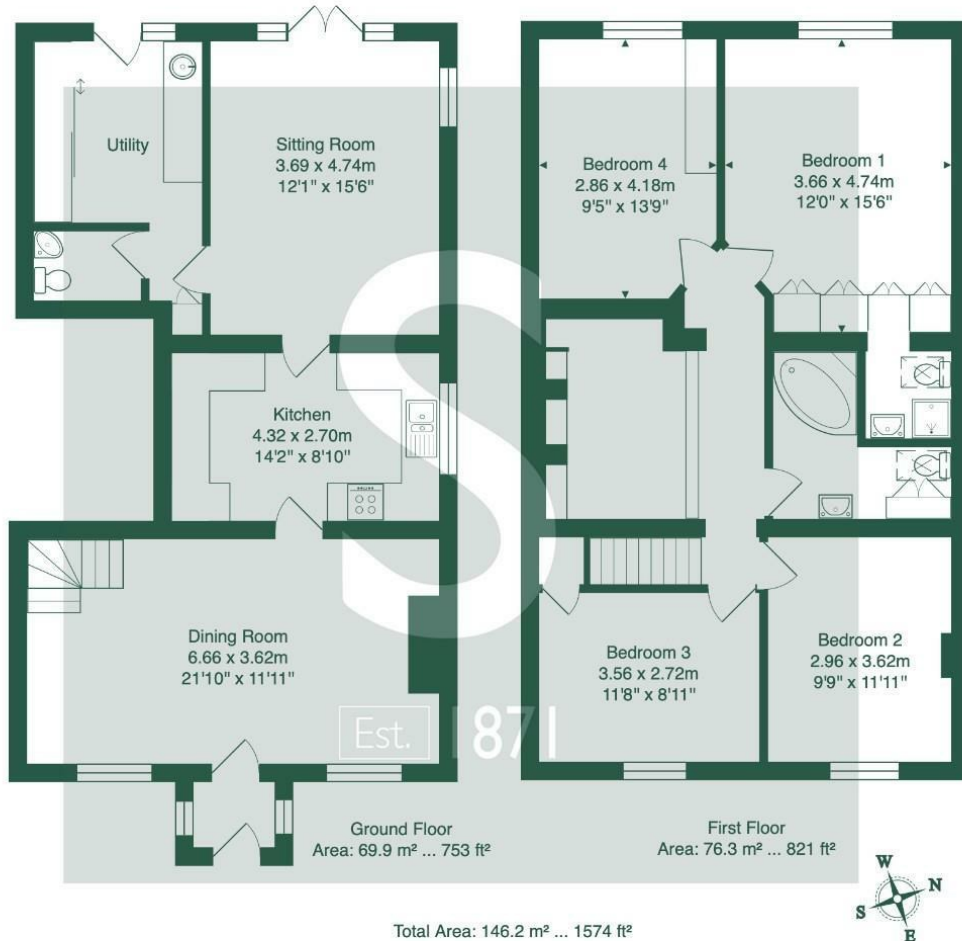
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

# Main Street, Copmanthorpe, YO23 3SU



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