



## Upper Dunsforth, York Guide Price £700,000

\*\*\* DETACHED COTTAGE WITH ANNEXE \*\*\*

A deceptively spacious and beautifully maintained period cottage within this highly sought-after village location boasting an array of original features. The property sits on a substantial plot with fabulous gardens and a range of outbuildings including a 1 bedroom annexe above the double garage.





## Accommodation

The property is accessed to the front elevation into the entrance porch which in turn leads through into the sitting room.

The sitting room is of a good size with timber floors and exposed ceiling beams creating a warm, cosy feel. There is a feature log burning stove with timber mantle, stone tiled hearth and brick inlay which acts as a focal point of the room.

The property has a second reception room which is located through the sitting room, and is currently used as a snug and again has exposed beams. There is also a stylish Inglenook fireplace.

The kitchen is located towards the rear of the property and has both wall and base bespoke timber units with granite preparation surfaces incorporating a ceramic sink with drying area. The kitchen has an integrated fridge, dishwasher and Leisure electric range style cooker as well as a useful pantry cupboard.

To the rear of the kitchen is a fabulous sun room which has been built from both oak and glass and has French doors leading out to the garden. There is also an exposed brick wall and two Velux ceiling windows.

The property has a rear hallway which gives access into the useful utility room which has further wall and base units and space for a freestanding fridge/freezer. Access doors from the rear hall and the utility lead to the outside.

There is also a convenient downstairs tiled shower room which includes a shower cubicle, low flush WC, wash hand basin with mixer tap, heated towel rail and storage cupboard.

Stairs from the rear hall lead up to the first floor living accommodation where the property's three well-proportioned bedrooms can be found.

Bedroom one is a spacious double with exposed timber beams and a good sized en suite. Bedrooms two and three are both doubles, again, with exposed timber beams.

## Double Garage/Annex

The property has a large brick built double garage with power connected. The garage has two doors and also has space for washing provisions within.

To the rear of the garage is a separate entrance door with access to a downstairs office space. Stairs from the rear entrance lead up to the first floor which has been skilfully converted into a self contained one bedroom annexe complete with large bedroom/living area and kitchenette. This is currently used as a holiday let by the current vendors.

## To The Outside

The property has a shared side drive which leads to a private timber gated entrance through to ample off-street parking.

Immediately to the rear of the property is a large stone flagged patio area ideal for entertaining guests. This leads down to the main area of the garden which includes a large lawned space with a range of mature trees and well stocked borders. There is also a feature walled boundary, raised beds with former railway sleepers and a range of outbuildings. There a peaceful garden area to the side of the property which is again predominantly laid to lawn with well maintained flowerbeds.

There are timber former stables (power within) with three stable doors which are currently used as storage and a workshop. Adjoining the former stables is a good sized carport.

There is also a timber summer house (power connected) with a decked sun terrace and patio beyond, timber storage shed, greenhouse and convenient bin store. The property uses propane gas for central heating.

## Energy Efficiency

The property's current energy rating is E (43) and has the potential to be improved to an EPC rating of C (71).

The annexe's current energy rating is D (64) and has the potential to be improved to an EPC rating of B (82).

## Additional Information

Tenure: Freehold

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

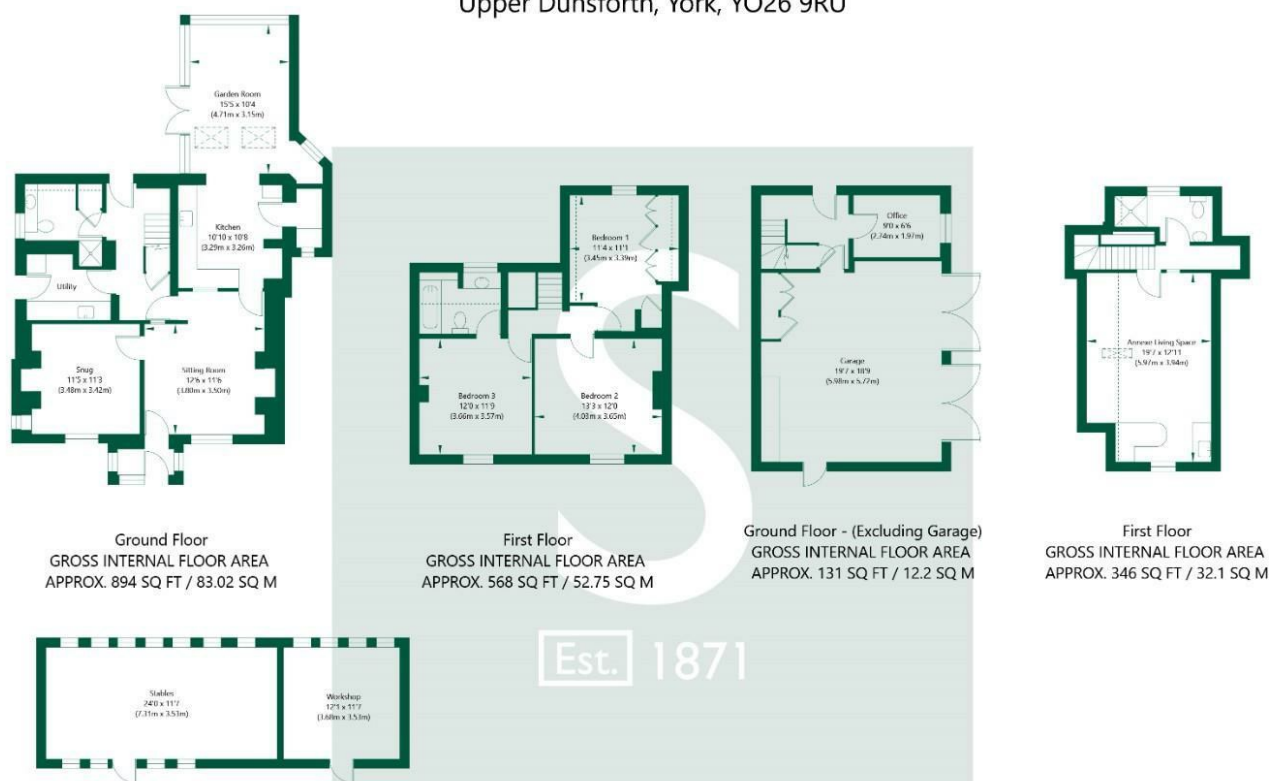
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: G - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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

# Upper Dunsforth, York, YO26 9RU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1939 SQ FT / 180.07 SQ M - (Excluding Stables, Workshop & Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2025



## 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

