

A fabulous 2/3 bedroom period cottage, with a stunning large garden at the rear and parking for two cars. Fountain Cottage is situated in the highly sort after village of Escrick, within the Fulford school catchment area and easy access into York and the A64. The property provides spacious living accommodation with many attractive original features comprising large living room with a wood burner and oak flooring. The 22' dining kitchen has quality fitted units, built-in appliances and under floor heating leading to a study/bedroom 3, utility and WC. First floor comprises landing, two double bedrooms and newly built bathroom with under floor heating and heated towel rail. Outside, a courtyard leads to a beautiful large garden with brickbuilt outbuildings and parking for two vehicles. An internal viewing is highly recommended.

Sitting Room

Kitchen/Diner

Utility Room

Study/Bedroom 3

WC

Master Bedroom

Bedroom 2

Bathroom

Outside

Including Workshop and Potting Shed



















FLOOR PLAN LOCATION Ground Floor 668 sq.ft. (62.1 sq.m.) approx. 1st Floor 433 sq.ft. (40.2 sq.m.) approx. Outbuildings 145 sq.ft. (13.5 sq.m.) approx. Escrick Workshop 9'1" x 7'9" Potting Shed 9'7" x 7'9" Bedroom 12'0" x 11'8" 3,67m x 3.56m Sitting Room 20'0" x 14'5" max 6.10m x 4.40m max Bathroom 7'9" x 7'0" Bedroom 13'5" x 9'5" Old Course of Bridge 4.09m x 2.87m Kitchen/Diner 22'0" x 12'5" max 6.71m x 3.78m max Cooole Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 84 (69-80) (55-68) 52 (39-54) TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the floopian contained here, measurements of doors, windows, comits and any other tierns are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. (21-38) G

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC