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The Old School Main Street, Shipton By Beningbrough, York,  
YO30 1AA

# The Old School Main Street, Shipton By Beningbrough, York, YO30 1AA

Guide Price £895,000

\*\*\* STUNNING GRADE II LISTED FORMER VILLAGE SCHOOL \*\*\* APPROX 3000 SQFT LIVING ACCOMMODATION \*\*\* POTENTIAL FOR DEVELOPMENT BEHIND SUBJECT TO PLANNING PERMISSION \*\*\* IMPRESSIVE 40FT x 20FT MAIN ROOM WITH ORIGINAL BAY WINDOW \*\*\* EXPOSED BEAMS & FEATURE STONEMWORK \*\*\* 4 DOUBLE BEDROOMS & 2 BATHROOMS \*\*\* ADDITIONAL DINING FAMILY ROOM & GARDEN ROOM \*\*\* REFITTED KITCHEN \*\*\* ENTRANCE HALL / OFFICE AREA \*\*\* EXTENSIVE GARDENS TOTALLING APPROX 0.45 ACRES \*\*\* DOUBLE GARAGE & PLENTY OFF STREET PARKING \*\*\* EPC RATING D \*\*\* COUNCIL TAX BAND F

We are delighted to present this impressive historical property to the market situated on the Main Street in the popular village of Shipton by Beningbrough about 6 miles north of York city centre along the A19.

Packed with period features this Grade II Listed home was once the original village school and has an outside garden area which totals approximately 0.45 acres offering scope to a potential development behind subject to planning permission being obtained.

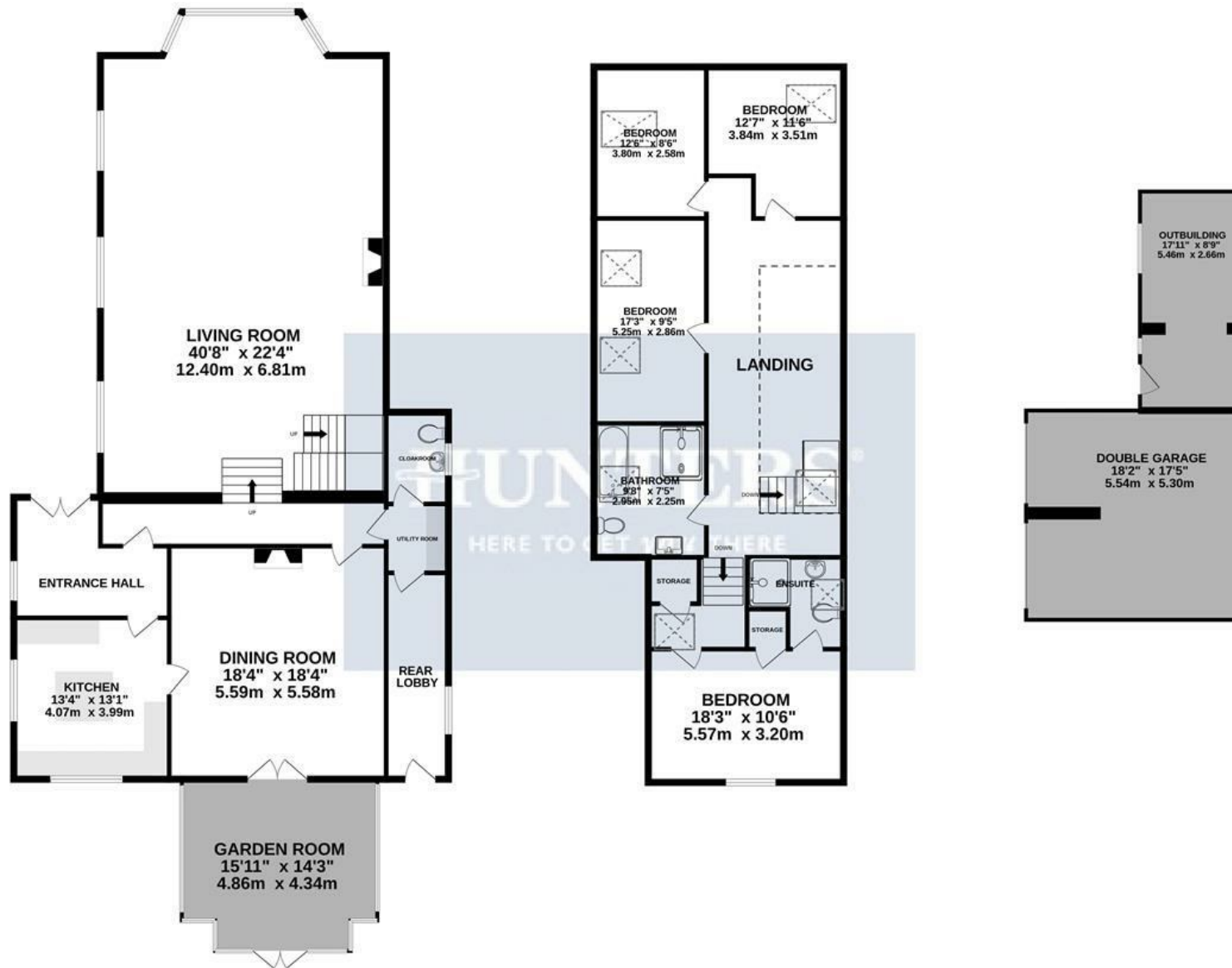
Internally the property is offered in an updated condition with the electrics and gas heating system having been updated in recent years.

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555  
haxby@hunters.com | www.hunters.com

GROUND FLOOR  
1761 sq.ft. (163.6 sq.m.) approx.

1ST FLOOR  
1147 sq.ft. (106.6 sq.m.) approx.

OUTBUILDING & DOUBLE  
GARAGE  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 2908 sq.ft. (270.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- **STUNNING FORMER ORIGINAL VILLAGE SCHOOL**
- **IMPRESSIVE 40FT x 20FT MAIN SITTING ROOM**
- **4 DOUBLE BEDROOMS , 2 BATHROOMS**
- **GRADE II LISTED WITH IMPRESSIVE ARCHITECTURE**
- **OUTSIDE REAR GARDENS TOTAL APPROX 0.45 ACRES**
- **PLENTY OF OFF STREET PARKING & DOUBLE GARAGE**
- **PROPERTY FEATURES EXPOSED BEAMS & STONEMWORK**
- **POTENTIAL DEVELOPMENT OPPORTUNITY STPP**
- **EPC RATING D & COUNCIL TAX BAND F**

### **Property Description**

We are delighted to present this impressive historical property to the market situated on the Main Street in the popular village of Shipton by Beningbrough about 6 miles north of York city centre.

Packed with period features this Grade II Listed home was once the original village school and has been owned by the current vendors for over 15 years bringing up their family there and now as the family dynamic changes it's time for them to now move on.

Offering approximately 3000 sqft of accommodation the property is entered via the original school door and leads through to the impressive old school room which is now the main living area measuring about 40ft x 20ft with its feature bay window and fireplace with log burner and the staircase leading up to the split level mezzanine floor with galleried landing with exposed beams and 4 double bedrooms with family bathroom and the principal bedroom having an ensuite.

Returning to the ground floor at the rear of the property is an 18ft x 18ft Dining Room / Family Room with another fireplace and log burner that then in turn leads through to the Kitchen and also the Garden Room taking you to the impressive outside space. The gas central heating has been recently updated with a new boiler installed in 2021 and there are 'Hive' thermostat heating controls and smart meters at the property.

Outside the property sits attractively on the Main Street with the original school clock mounted proudly on the building having been fully refurbished by the owners and offered in working order. To the rear is plenty of off street parking and a double garage with an additional 17ft x 8ft outbuilding attached with mains electric which has the potential to be renovated into office/gym (STPP). In addition there is a PodPoint EV charger installed.

The gardens are the real wow to this home drawing you out to tree-lined views to the neighbouring field beyond which has been planted with 100's of trees in recent years creating a future nature reserve.

### **Additional Information**

Tenure: Freehold

Grade II Listed

Mains Drainage

Gas Central Heating updated in 2021

Electrics updated February 2024 (new consumer unit)

Council Tax Band F : Hambleton / North Yorkshire

### **Disclaimer**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents. The garden / land area is approximate and offered in good faith having been drawn and measured on Google Earth Pro, if the size of the garden / land is important we recommend you satisfy yourselves that it is correct before offering.



















