

WINGRAVE HOUSE



33 EAST LANE, SHIPTON BY BENINGBROUGH, YORK, YO30 1AH



WINGRAVE HOUSE

33 EAST LANE, SHIPTON BY BENINGBROUGH, YORK, YO30 1AH

York 5 miles, Easingwold 6 miles.
(all distances are approx.)

*A SUPERB 4 BEDROOM FAMILY HOME WITH A GORGEOUS GARDEN,
Paddock AND IN A PRIME VILLAGE CLOSE TO YORK.*

CROFT

RESIDENTIAL

TOBY@CROFTRESIDENTIAL.CO.UK

01904 238222



ACCOMMODATION AND AMENITIES

Main House

Entrance hall, sitting room, study, dining kitchen, utility room and wc.

Master bedroom suite, 3 further bedrooms and house bathroom.

Outside

Landscaped gardens to the front and rear with large lawns, well stocked borders, mature trees and terraces for outside partying and dining.

Paddock approximately 1 acre (football pitch) in size and stables.

Double garage with internal access to the house. Plenty of parking.

INTRODUCTION

Wingrave House is a fantastic family home that was built for the owners in the late 1980's during which time they have continued to upgrade and maintain. The house is flexible in the space that it provides and also offers the opportunity to extend and create if that is a desired route.

The ground floor flows well with the hub being the dining kitchen that looks out over the rear garden and paddock and has doors leading out on to the terrace that wraps round the entire rear of the house. The sitting room is formal yet cosy with a fabulous inglenook fireplace and from which you gain access into the study.

On the first floor is a spacious landing and four bedrooms with the master having an ensuite bathroom.

A particular feature of this home is the outside space which is brilliant. The garden is perfect for family living and the paddock is an excellent addition. About 1 acre in size it is great space for children to run wild in. Parking is in abundance and the integral garage means you can bring in the shopping in without getting wet!













ENVIRONS

Shipton by Beningbrough is a very popular village situated just north of York on the A19 which means commuting further afield is easy. In the village there is a pub, community centre and a church. Main line train connections are available at York and within a 10 mile radius are a selection of excellent schools both private and state. Clifton Moor which has supermarkets and other stores is 4 miles away and the beautiful Georgian market town of Easingwold is 15 minutes drive away.



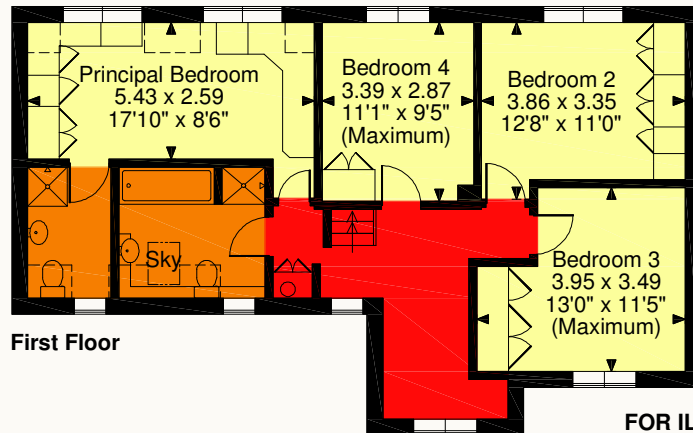
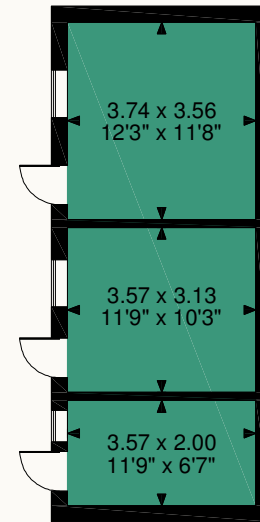
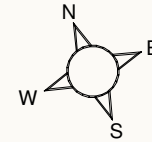
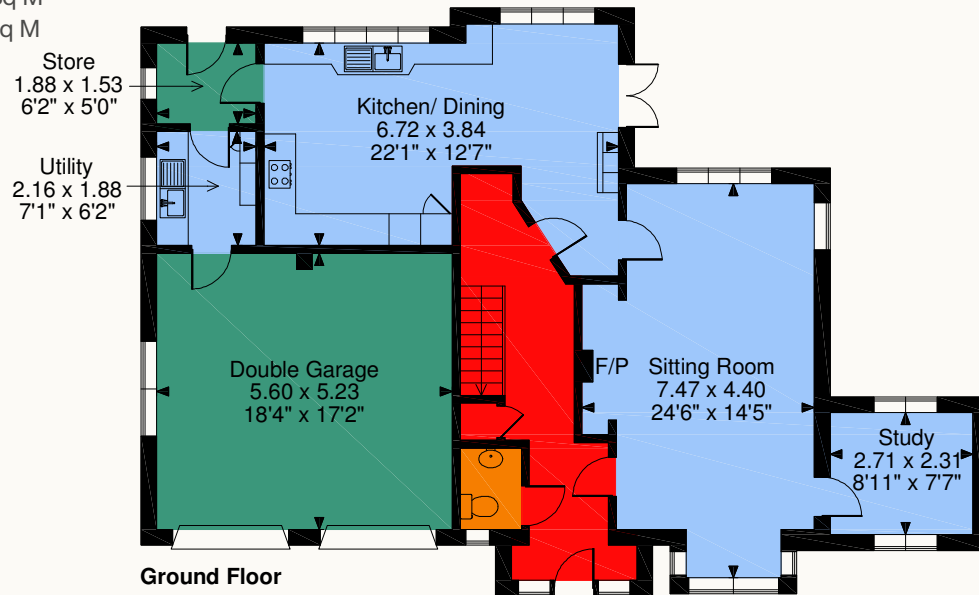
WINGRAVE HOUSE

Main House = 1691 Sq Ft/157 Sq M

Garage = 315 Sq Ft/29 Sq M

Stables = 352 Sq Ft/33 Sq M

Total = 2358 Sq Ft/219 Sq M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	71
		EU Directive 2002/91/EC	

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8466808/MSS

ADDITIONAL INFORMATION

Services

We are advised that the property has mains water, electric and gas. The central heating is via a gas fired boiler.

Local Authority

Hambleton District Council
Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU
T: 01609 779977
www.hambleton.gov.uk

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

Travelling in to Shipton by Beningbrough on the A19 take the turning on to East Lane by the church. Proceed down East Lane and Wingrave House is the last property on the left hand side before the sharp left hand bend.

Viewing

Strictly through the selling agents

Croft Residential

Pavilion 2000 10/11, Amy Johnson Way YO30 4X
T: 01904 238222
toby@croftresidential.co.uk
www.croftresidential.co.uk

