



**Main Street, Bishop Wilton, York**

- No Onward Chain • Period property boasting over 2000 sqft • Open plan kitchen/diner and a separate utility • Three large reception rooms, one has a log burner whilst another has an open fire • Garden room perfect for the summer months • Four double bedrooms and a good sized single. • Two family bathrooms • Good sized rear garden with a newly planted beech hedge • Outbuilding that could be replaced with a new double garage. Off street parking for 5 cars. • EPC = F

## Guide Price £650,000

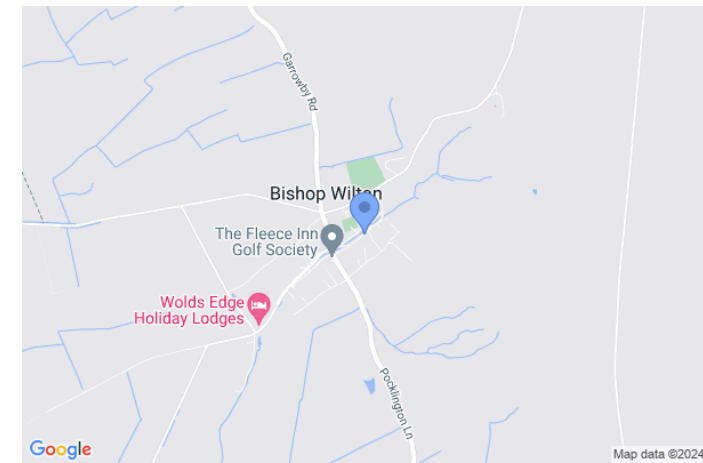
This attractive period cottage located in the sought after village of Bishop Wilton at the edge of the Yorkshire Wolds boasts over 2000 sqft of internal accommodation. The property was originally two cottages before the current vendors converted them into one to create a versatile family home with an open plan kitchen/diner, three reception rooms, five bedrooms and two bathrooms. This attractive characterful property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

As you approach the property it is hard not to be impressed by the stunning views towards the dales and over the green banks running down to the stream, a feature that will surely appeal to the majority. The front door opens into the first of the three reception rooms. This particular room has been used for formal dining so has more than enough space for a good sized table with chairs. An additional historic feature is the old range cooker to one side which is very much in keeping with the character of the property. To either side of this room you will find living rooms, one has an open fire whilst the other has been fitted with a log burner, wonderful additions especially in the colder winter months.

The kitchen/diner is at the rear of the property and benefits from a fully tiled terracotta floor. At one end there is a side entrance porch which is immediately adjacent to the dining area where there is space for a good size table with chairs, to the other you will find the kitchen itself which has been fitted with three granite worktops. There is a Rangemaster cooker with five ring gas hob over and a Belfast sink to one side. A Velux roof light above allows natural light to enter. There is a garden room just off the kitchen/diner which provides the perfect place to sit and enjoy the sun in the summer months. This could be altered to fully incorporate it into the kitchen to create a substantial open plan kitchen/living/dining area. At the far end of the kitchen you will find a separate utility room with an L shaped worktop that has space below for multiple white goods. Beyond this is a bathroom comprising bath with shower over, pedestal hand basin and w/c with boiler room off creating additional storage.

The first floor can be accessed from either side of the property as there are two staircases. There are four double bedrooms and a large single, one of which has fitted storage. A family bathroom comprising freestanding roll top bath, walk in shower with rainfall shower head, pedestal hand basin and w/c completes the internal accommodation.

Externally there is a shared grey limestone drive to one side which leads to a large parking area at the rear of a newly planted beech hedge. An original stable acts as external storage and provides a characterful backdrop to a hidden grassed entertaining area. Alternatively this could be removed and replaced by a detached garage. At the side of the property you will find an additional car space and a raised seating area which is laid to lawn with excellent views down the valley. The rear garden is enclosed by the beech hedge which will mature nicely in time. The garden is primarily laid to lawn with a step that leads down to the patio seating area which is perfect for entertaining guests in the summer months.





**AN ATTRACTIVE PERIOD COTTAGE IN A HIGHLY DESIRABLE LOCATION**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



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	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. LPG central heating.



Address:  
Reference: 980

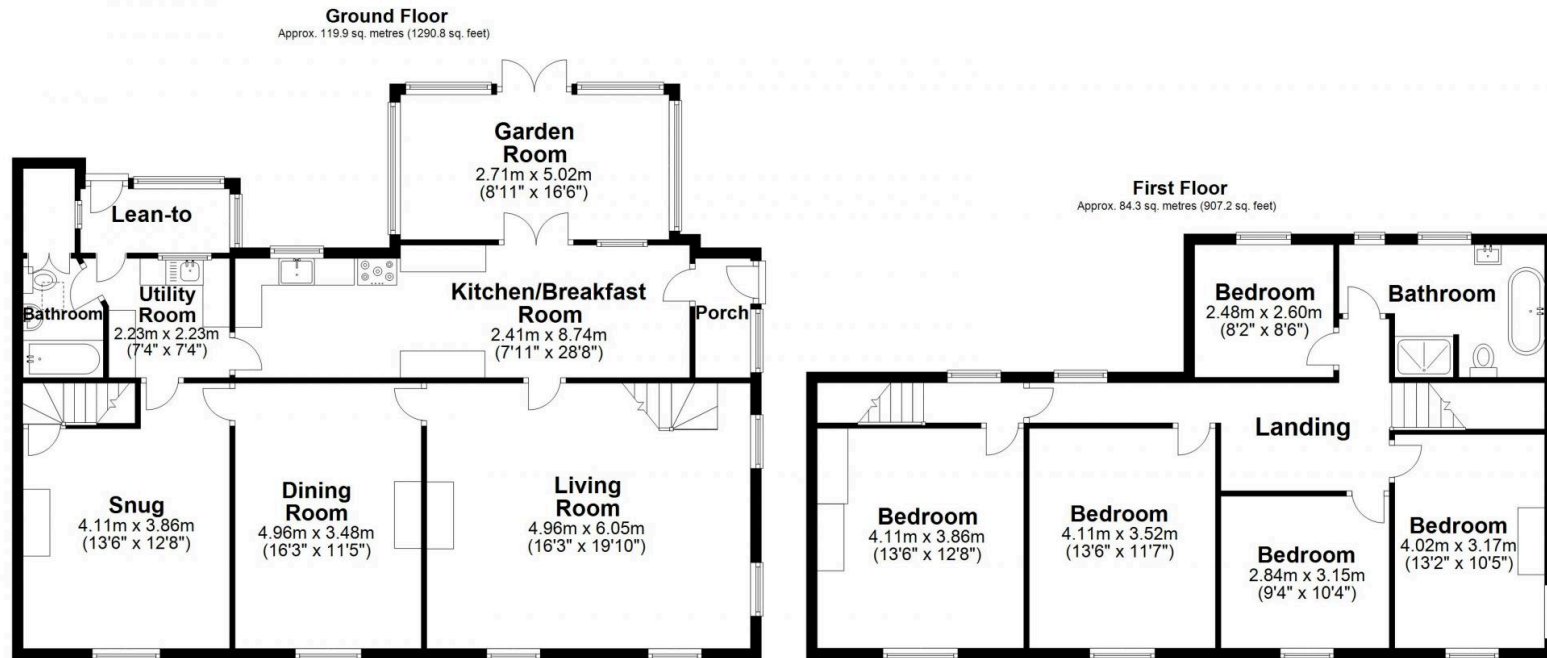


rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Total area: approx. 204.2 sq. metres (2197.9 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

70 Main Street

#### Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.