



Orchard Cottage, 5 Church Street, Copmanthorpe
£450,000



Orchard Cottage, 5 Church Street

Copmanthorpe, York

Located in the conservation area within the popular village of Copmanthorpe, is a select development of five terraced, period cottages believed to date back to around 1850. Having gone through a full restoration in 2006/7, this is a rare opportunity to own the largest of these award-winning properties, a three-bedroom cottage, with a sizeable garden and off-street parking.

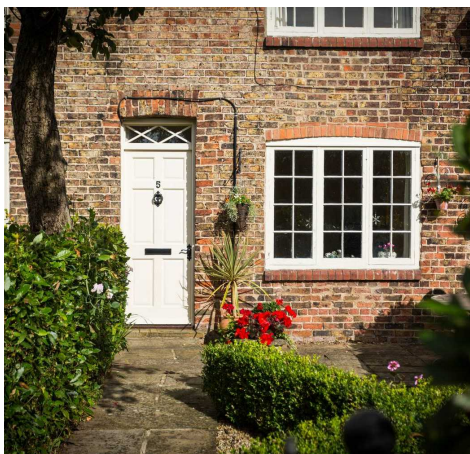
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Period Cottage
- Three bedroom terrace
- Large private garden
- Kitchen/diner and lounge
- Main bedroom with ensuite and balcony



Kitchen Diner

The cream fitted kitchen has been thoughtfully redesigned to offer a contemporary and high-quality finish. Units, just a touch from ceiling height, run the length of the wall to the left and offer a high specification range of appliances to include: eye level De Dietrich electric ovens, including a steam oven and a self-cleaning facility. Integrated appliances include a washer/drier and integrated fridge freezer. To the right, base and wall units offer further storage with an inset stainless-steel sink set beneath a window, and granite counter surfaces with an induction hob and extractor above. As with the rest of the property, the finishing touches of the kitchen have not been overlooked, with light toned Karndean timber effect flooring, and kick board heating ensuring this room is warm and cosy too.

Dining Room

The dining end of the room also has a window overlooking the drive to the side of the property. This area is generous enough to accommodate a formal dining arrangement, is bright and sunny and is the perfect spot for a morning coffee or an evening meal. Timber stairs with an oak banister lead to the first floor landing, with a pretty patterned feature wall beneath. A timber door with bespoke stained glass window at the further end of the kitchen gives direct access to its own patio seating area, with access also to the communal gravel parking, and a brick and pan tile shed.

Lounge

A handmade timber door which sits alongside the window opens directly into the lounge. The main focal point is a decorative cast iron living flame fire, with stone surround set on the chimney breast. High ceilings add to the spacious feeling in this cottage and an original beam adds character to this cosy room.



Ground Floor Cloakroom

The ground floor cloakroom is stylishly finished with neutral décor and a Hague Blue feature wall and French oak flooring. Fitted with a high-level W/C with floral cistern and wash hand basin, complete with chrome plumbing, which is in keeping with the heated towel rail. A cupboard opposite offers cloakroom storage.

Principal Bedroom

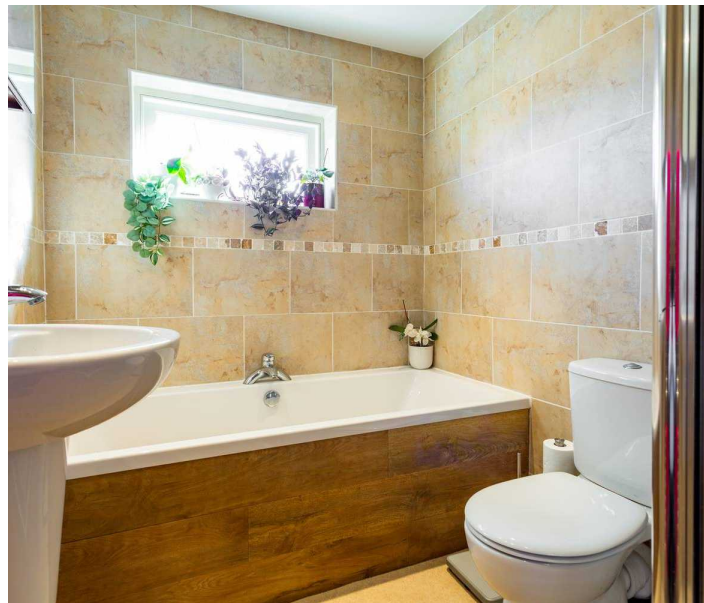
The principal bedroom is a generous double with a vaulted ceiling and spotlights and a William Morris patterned feature wall. French doors and a wrought iron balcony overlook the rear courtyard and catch the evening sun, making it an ideal spot to enjoy an early evening Gin and Tonic. A bank of fitted wardrobes provides ample clothes storage and also has matching dressing table and bedside tables. The en-suite has a double shower, a sink set within a vanity unit and a heated towel rail.

Bedroom 2

Bedroom two is another generous double room to the front of the property with a window making this a bright and airy room. An antique bedroom fireplace has been installed and again a bank of wardrobes offers clothing storage. A ceiling hatch gives access to the loft space, which is fitted with a light ladder and partial boarding and houses the Ideal gas fired central heating boiler.

Bedroom 3

The third bedroom is also a double with a window to the side elevation. It is used by the current vendors as a home office but can comfortably accommodate a double bed and free-standing bedroom furniture.



House Bathroom

The house bathroom boasts a white three piece suit with a low level W/C, a wall mounted hand wash basin with mixer tap and a cabinet above. A double ended bath and a separate shower cubicle with waterfall and handheld shower attachments. Finished with sandstone coloured wall tiles, a heated towel rail and frosted window.



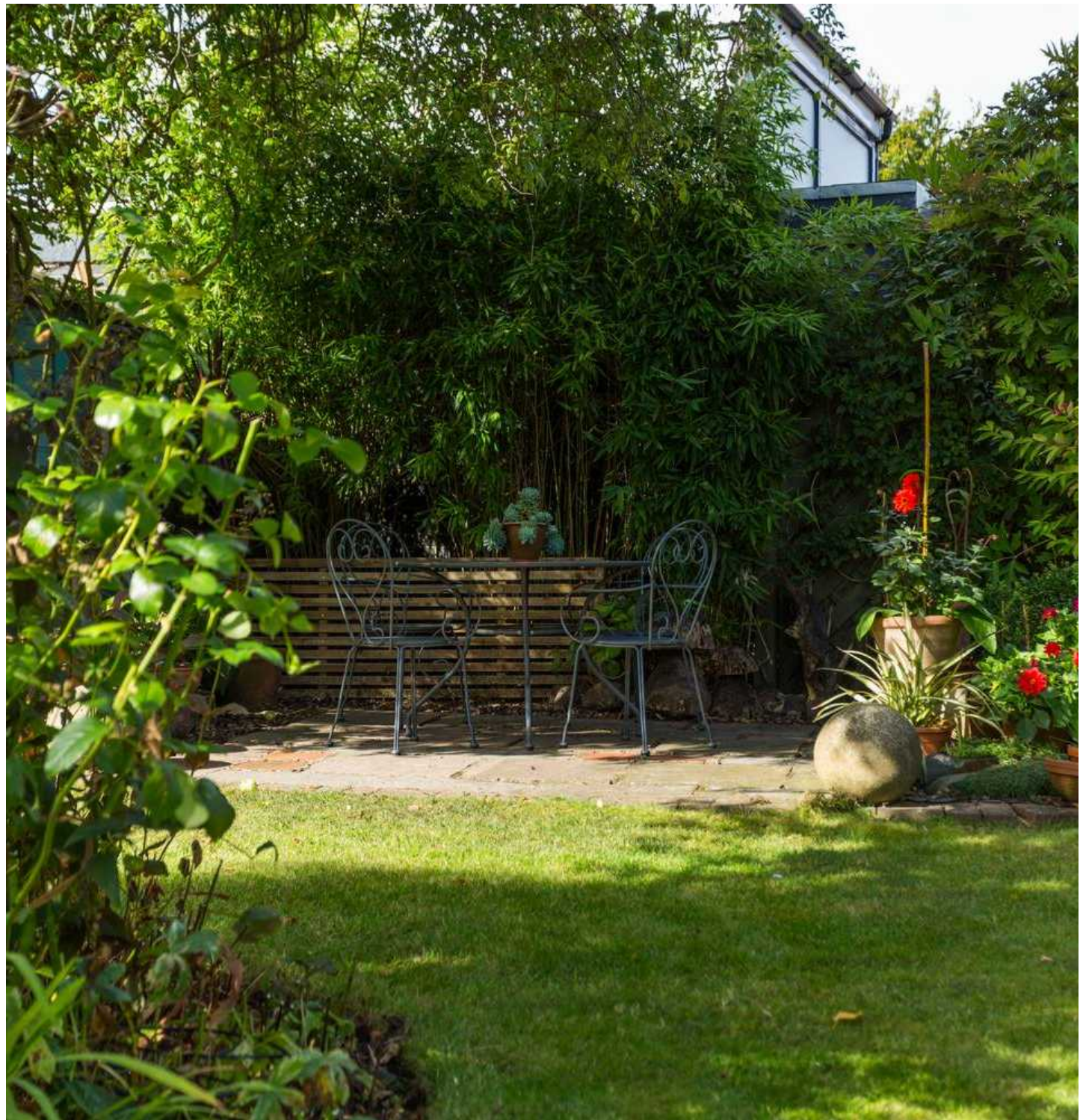
GARDEN

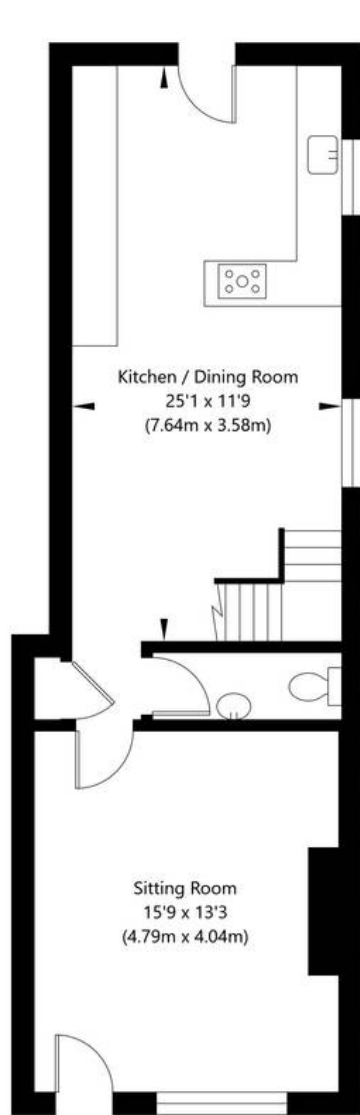
A handmade cast iron gate opens to a cottage garden, hedged with Bay trees. The Indian stone path leads to a small patio area near the front door and overlooks low maintenance gravel beds with parterre hedge. Beyond a shared path gives access to the other cottages. A very generous front garden, mostly laid to lawn, beautifully maintained by the vendor has a patio, summer house and various seating areas which capture the sun as it moves around the garden. Strategically planted with mature plants, shrubs and trees to include an apple tree with a rambling rose climbing up and a variegated Cornus Kousa.

DRIVEWAY

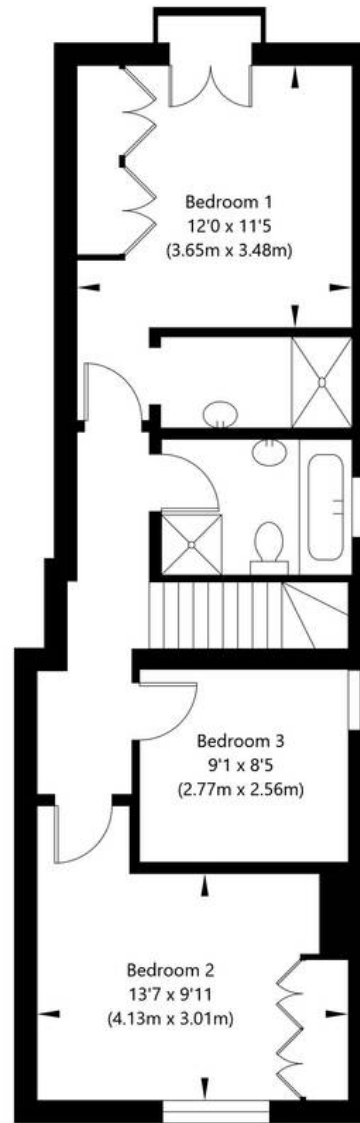
3 Parking Spaces

The approach is via a shared gravel driveway which continues to the rear of the cottages and offers this property parking for three vehicles.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 554 SQ FT / 51.45 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 570 SQ FT / 52.94 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1124 SQ FT / 104.39 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Wishart Estate Agents York

Wilton House Station Road, Tadcaster - LS24 9SG

01904 404558 • info@wishartestateagents.co.uk • www.wishartestateagents.co.uk