



*WISHART*  
ESTATE AGENTS

27 Hallcroft Lane  
Copmanthorpe  
York  
YO23 3UG

£675,000

- Detached Village Property
- Multifunctional Layout & Uses
- Replaced Windows and Doors
- Corner Plot with Large Driveway
- Shed & Summer House
- Tadcaster Grammar School Catchment
- Good transport Links to Leeds Harrogate and the East Coast
- Successful Holiday Cottage Annex





A unique opportunity to purchase a substantial, multifunctional, detached home in the village of Copmanthorpe. The possibilities are endless given the layout of this imposing property, situated by open fields on the edge of the village but close to all amenities. One large home, two homes in one, multigeneration living, a home with an income stream attached, the list goes on. In total the property boasts SIX bedrooms, FOUR bathrooms, TWO kitchen diners and FOUR reception rooms. The wrap around plot features lawned areas, patios, raised vegetable beds, a shed and large driveway.

Ground floor A Upvc, part glazed, external door opens to the entrance hall of the main property which features tiled flooring. Highly practical for this size of home, a ground floor toilet and sink have been installed below the stairs, modern, mostly tiled and benefitting from a heated towel rail and extractor fan.

The living room features dual aspect views to the front and rear via a large window and sliding patio doors. Oak flooring in warm tones contrasts perfectly with the neutral colour scheme. A modern gas fire within a stone hearth acts as the main focal

point of the room. Accessed from the living room via sliding doors, a sun patio is a wonderful external extension to the room and particularly enjoyable in the morning sun.

The heart of the home, the kitchen diner has ample space for cooking, dining and entertaining. The kitchen is fitted with a range of shaker style wall and base units and features a peninsula island and granite work tops. Integrated appliances include a dishwasher, drinks cooler, under counter fridge, two single ovens recessed into the wall adjoining the utility and a five ring gas hob. An inset stainless-steel sink sits below a window enjoying open views to the front. Another window to the side adds further natural light. Tiled splash backs and flooring, an extractor, TV point and display cabinets complete the kitchen.

The dining area is spacious enough to fit a table and additional seating. This room boasts Oak flooring which again contrasts perfectly with the neutral yet modern colour scheme. Wall lights, a marble hearth and window to the rear elevation complete the room.

Off the kitchen diner, the final reception room has been made into a home office with a range of fitted office furniture. This is a naturally light room with window and French doors. A built-in cupboard housing the gas fired central heating boiler and further storage.

Another highly practical space for a home of this size, the utility room features tiled flooring and splash backs and a granite worktops. Space is provided for a tall fridge, freezer, washing machine and tumble dryer. There is a glazed door and window overlooking the walled, patio seating area to the side of the property.

First floor The landing areas is accessed via a staircase which is naturally lit by a huge feature window. This window is as attractive internally as it is externally. A glass and timber banister allows light to flow into the first-floor landing and a hatch provides access to the loft space which is fitted with a ladder, power and partial boarding.

As one would expect in a property of this size, the master

bedroom is spacious, boasting a range of fitted wardrobes and matching bedside tables. There is a dressing area with TV point which leads to an en-suite shower room. Two large windows give stunning views over the open fields. The en-suite shower room features a double shower with glass-side screen and rainfall shower head. A sink and low level WC sit within a vanity unit. There is a heated towel rail, modern decorative tiling and linoleum floor covering. An illuminated mirror, pocket door and extractor fan complete this space.

Bedroom two is located along the landing to the rear of the home. Again, this is a good size double bedroom which also features fitted wardrobes with sliding doors. The window overlooks the rear garden.

Bedroom three enjoys beautiful views via dual aspect windows looking out across the open fields. This is another good size double bedroom with ample space for furniture.

The fourth bedroom is highly versatile having a custom-made single bed which folds up to the wall alongside a fitted wardrobe.

There is a window to the rear elevation.

Bedroom five is situated to the rear of the property enjoying views of the garden. A range of free-standing furniture could remain which includes a wardrobe, bedside tables and chest of drawers. A picture rail and ceiling fan light complete the room. Such is the versatility of this home, bedroom five can be used as part of the main house or annex independently or can remain open to allow a continuous flow throughout.

The house bathroom is fitted with a modern three-piece suite to include P shaped bath with glass screen and shower over and a wash hand basin and low-level WC within a vanity storage unit. There is part tiling to the walls, an extractor fan and tiled flooring.

**ANNEX** The entrance to the annex is accessed from the main driveway and to the left-hand side of the property. An external porch has steps leading to a double-glazed, external door opening to the entrance hall. Natural light fills the entrance from a glazed door to the conservatory. There is ample storage in the form of three cupboards. By the door there is a storage cupboard

with hanging rail and shelf, there is also an under stairs cupboard housing a utility area with space for a stacked washing machine and tumble dryer plus additional storage. Finally, a third lockable, storage cupboard by the shower room. The tiled flooring is ideal for this area of the home.

Off the entrance hall a corner conservatory creates an additional reception room. Featuring double doors to the rear garden, frosted roof covering and electric wall mounted fire. Again, having direct access to and from the garden, tiled flooring is a practical addition.

The main reception room features laminate, oak effect flooring and a large window to the front elevation. An electric fire with marble surround and matching hearth acts as the main focal point to the room. The warm tone flooring flows into the adjoining dining area.

The kitchen diner is fitted with a range of cream wall and base units with wood block preparation areas over and tiled splash backs. Integrated appliances include a four ring electric hob with











extractor over and electric oven below. There is also an integrated fridge freezer and a dishwasher. A stainless-steel sink sits below a window to the front elevation, also enjoying the open aspect. Tiled flooring completes the kitchen. The dining area features oak effect laminate flooring flowing from the lounge and has ample space for a dining table.

The ground floor of the annex also benefits from a fully tiled shower room. Featuring low level WC, wash hand basin within a vanity unit and a double shower with handle and extractor fan. There is a frosted glazed window to the side elevation and a range of fitted towel and roll holders.

To the first floor, the landing area is naturally lit with a window to the rear elevation. Two small loft hatches are situated on the landing. A door connects from the landing area to bedroom five which, having dual access can be incorporated to either side of the property.

The master bedroom to the front of the property is a good size double room which features fitted wardrobes, chest of drawers

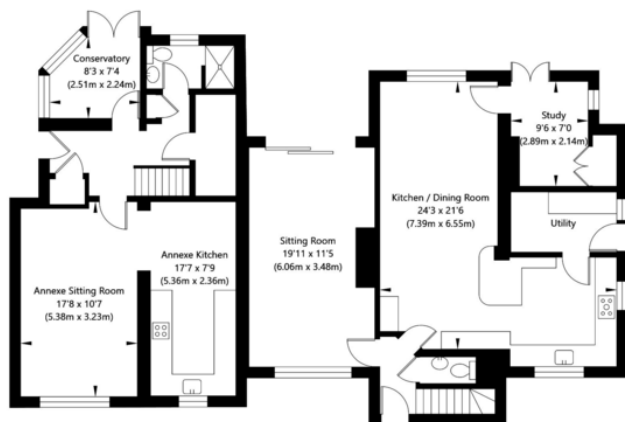
and bedside tables. A large window gives a beautiful view of the open fields.

The bathroom is fitted with a modern three-piece suite to include bath with shower attachment, low level WC and a sink within a large vanity storage unit. There is part tiling to the walls and tiling to the floor. There is a frosted glazed window to the rear elevation. An extractor fan and modern bathroom fittings such as towel rails, shelf and mirror complete the bathroom.

Externally The property sits proudly upon a corner plot which wraps around the frontage behind a dwarf brick wall and large hedging to one side. The driveway is attractive block set and provides ample parking given the position of the property upon the plot. A lawn sits central to the front with circular patio benefitting from power points. A block set path leads to the pedestrian gate alongside flower beds and raised veg beds. Beyond the vegetable garden is a shed which benefits from power, there is also an external tap.

A wrought iron gate gives access to the walled patio seating area to the right of the property. This can also be accessed from the utility room.

To the rear there is another lawn, a raised flower bed, a summer house and patio off the living room. The garden can be accessed at three points across the rear of the property, double doors from the study, sliding doors from the living room and double doors from the annex conservatory, perfect for entertaining in the warmer months.



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1428 SQ FT / 132.66 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1207 SQ FT / 112.12 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2635 SQ FT / 244.78 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## COUNCIL TAX BAND

Tax band F

## TENURE

Freehold

## LOCAL AUTHORITY

York City Council

## DIRECTIONS

From the A64 West bound heading towards Leeds, take the slip road up to the right hand turn into Copmanthorpe onto Manor Heath. Continue along Manor Heath and take the second left on to Hallcroft Lane. Number 27 is the first, large, white property on the right hand side.

[Click to access 27 Hallcroft Lane Energy Performance Certificate](#)

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

