

LANCASTER
SAMMS

15 Millers Croft, Copmanthorpe

York

In Excess of £500,000



Situated in a sought-after residential area in the village of Copmanthorpe, this four bedroom detached home has been extended and adapted and now boasts exceptional accommodation with open plan living at the heart of it's design. The property opens to a bright and spacious entrance hall leading to all the principal ground floor accommodation, including a front room currently used as a gym which would also be ideal as a home office. Also directly off the hallway is the snug/sitting room.

The highly impressive open plan lounge/kitchen/diner sits at the rear of the property, and has been designed with versatility in mind. Bathed in natural light from the large windows, bi-folding doors and Velux's in the extension, this space is the true heart of the home. The luxury fitted kitchen boasts a range of high quality wall and base units, integrated appliances and large island with space for bar stools for casual dining. Adjacent to the kitchen is the convenience of a separate utility room to accommodate both a washing machine and tumble dryer. Opening on to the south facing rear garden and patio, the bi-fold doors with integral blinds flow into this space seamlessly, bringing the outside in.

A WC off the hallway completes the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing off which there are four bedrooms, including master bedroom with ensuite shower, in addition to the house bathroom.

Externally the property sits on a corner plot within a cul-de-sac and offers good sized gardens to the rear and side. As the rear garden is south facing the property benefits from day round sun and light whilst mature trees provide good shade and privacy, along with the fenced boundary. Flower beds with low maintenance plants and bushes add to the landscape of this property. To the front is a block paved driveway, car port and garage.

In summary, an immaculately presented and modernised home, situated in a quiet position within the sought after village of Copmanthorpe.

LOCATION

The thriving village of Copmanthorpe lies 3 miles south west of York city centre and is served by a wide selection of local amenities, including convenience stores, a public house, coffee shop, pharmacy, doctor's surgery, Post Office, library and takeaway food outlets. Copmanthorpe also boasts its own 18 hole Golf Course at Pike Hills. The McArthur Glen Designer Outlet is also a short drive away. Copmanthorpe provides excellent commuting for the A64 and further afield. A regular bus service also operates to and from the city centre and Leeds. Within the village itself is the well regarded Copmanthorpe Primary School and the property falls within catchment for the sought after Tadcaster Grammar School.

York itself is a historical city famed for its city walls and York Minster, one of Europe's largest cathedrals of its kind. As such York is one of the countries most visited locations, attracting those looking to take advantage of the many bars, restaurants, historic and cultural attractions the city offers. The mainline train station offers services to London in under two hours and road links mean nearby cities such as Leeds and Harrogate are easily reached.

EPC Rating: C

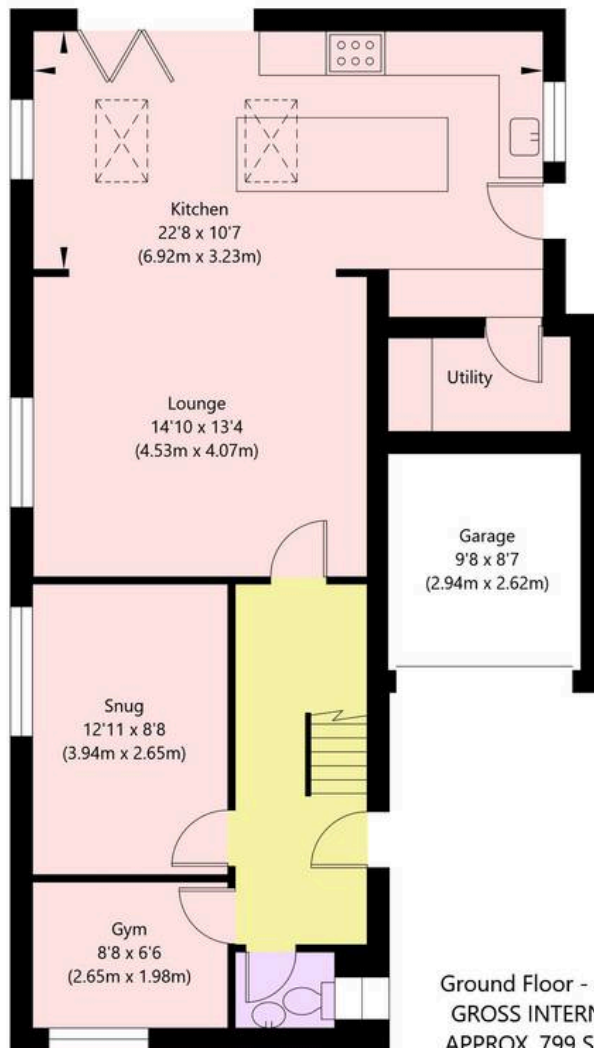




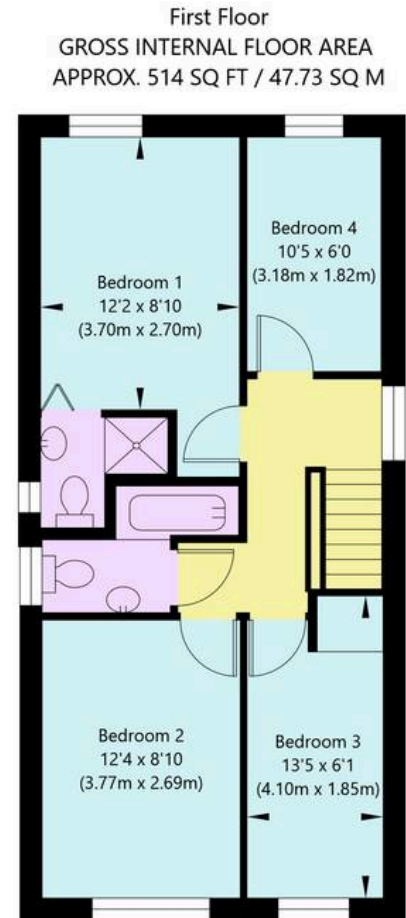




Millers Croft, Copmanthorpe, York, YO23 3TW



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 799 SQ FT / 74.26 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 514 SQ FT / 47.73 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1313 SQ FT / 121.99 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

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