The Village, York YO32 5XA

£220,000

Stephensons
estate agents & chartered surveyors

A charming and characterful village cottage, beautifully blending period features with modern styling, positioned within the heart of Strensall and offered with the rare benefit of a garage and off-street parking.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

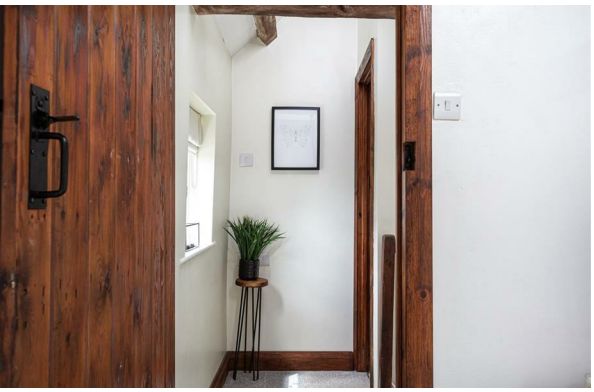
Broadband: Up to 1000 Mbps*

EPC Rating: D

Council Tax: B

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



Tucked away just off The Village, Forge Cottage is an attractive home that effortlessly combines the warmth and charm of a traditional cottage with the practicality expected for modern living. Exposed beams, original-style timber doors and a feature fireplace create an abundance of character throughout, whilst thoughtful updates have enhanced the property without compromising its heritage.

The accommodation begins with a welcoming sitting room, a particularly cosy space centred around a striking brick fireplace incorporating a newly installed log-burning stove, complemented by exposed ceiling beams and contemporary décor. The kitchen has been tastefully updated with shaker-style units, timber-effect work surfaces, newly tiled flooring and integrated cooking appliances, making excellent use of the available space.

To the first floor, the generous double bedroom continues the cottage feel, featuring exposed beams, fitted wardrobes and plenty of natural light. The stylish house bathroom has been recently modernised and comprises a contemporary white suite with bath and shower over.

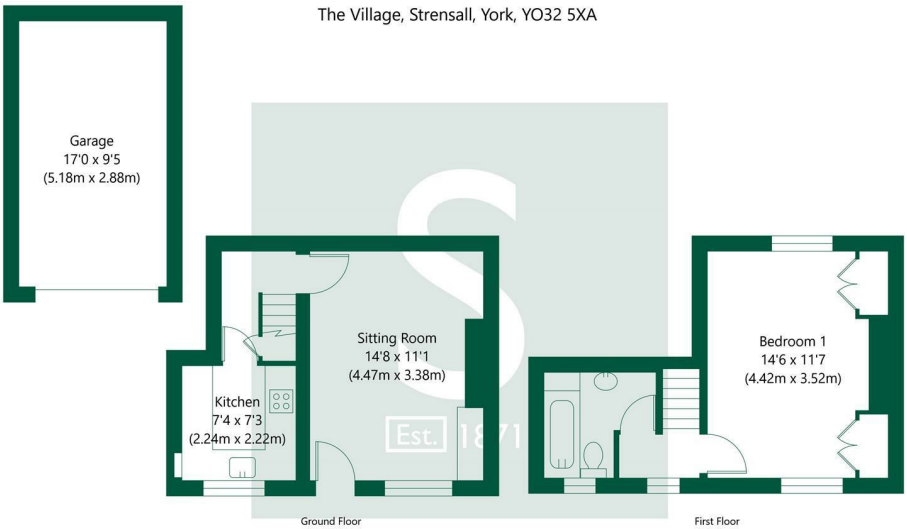
Externally, the property enjoys the valuable addition of a detached garage and off-street parking, a highly sought-after feature for homes of this style and location.

Strensall remains one of York's most desirable villages, offering an excellent range of amenities including independent shops, cafés, pubs, a supermarket and highly regarded primary school. The village is surrounded by attractive countryside and enjoys easy access to York city centre, Monks Cross, Vangarde Shopping Park and the outer ring road, making it ideal for both commuters and those seeking a village lifestyle.

A beautifully presented cottage full of charm, character and convenience in an exceptional village setting.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction. In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

The Village, Strensall, York, YO32 5XA



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 265 SQ FT / 24.59 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 239 SQ FT / 22.17 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 504 SQ FT / 46.76 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026

Partners:
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:
N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900