



Court House Lane

Shipton By Beningbrough, York, YO30 1AR

By Auction £190,000



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STYLE - Detached Period Cottage

HIGHLIGHTS - A Rural Setting Close to Beningbrough Hall, Two Bedrooms

THREE WORDS - Quaint, Quiet Quirky!

Being Sold via Secure Sale Online Auction | Start!

Rarely does a property with so much character, history and countryside charm come to the market at such an attractive price. The vendors have priced West Court Cottage to achieve a straightforward and timely sale, creating an exciting opportunity for first-time buyers, downsizers, single purchasers, or those seeking a peaceful rural lifestyle.

The Secure Sale online auction process is designed to be simple, transparent and buyer-friendly. Once a bid or offer is accepted, the property is legally prepared, allowing purchasers to proceed with confidence, knowing all key information is available upfront. The process offers greater speed, security and certainty for both buyer and seller, helping to avoid many of the delays often associated with traditional property transactions.

Nestled amongst the original farmhouse and surrounding farmland on the edge of Shipton by Beningbrough, West Court Cottage enjoys an idyllic rural setting and offers a delightful blend of character, history and country living.

Originally forming part of the Dower House belonging to Beningbrough Hall and dating back to around 1850, this charming detached cottage has been lovingly and sympathetically updated by the current owners. Great care has been taken to preserve its original character while introducing tasteful improvements throughout. Period-inspired décor, Farrow & Ball painted walls, bespoke shelving and built-in storage all combine to create a warm and welcoming home full of personality.

Outside, the property benefits from parking and a useful workshop, adding practicality to its undeniable charm.

Whether you're looking for a full-time residence, a countryside retreat or a charming home, West Court Cottage presents a rare opportunity to acquire a truly special property at an exceptional price.

A character cottage, a beautiful rural setting, and a straightforward buying process – what's not to love?

Services

Oil Fired Central Heating, Cesspit to Soak Away System





Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

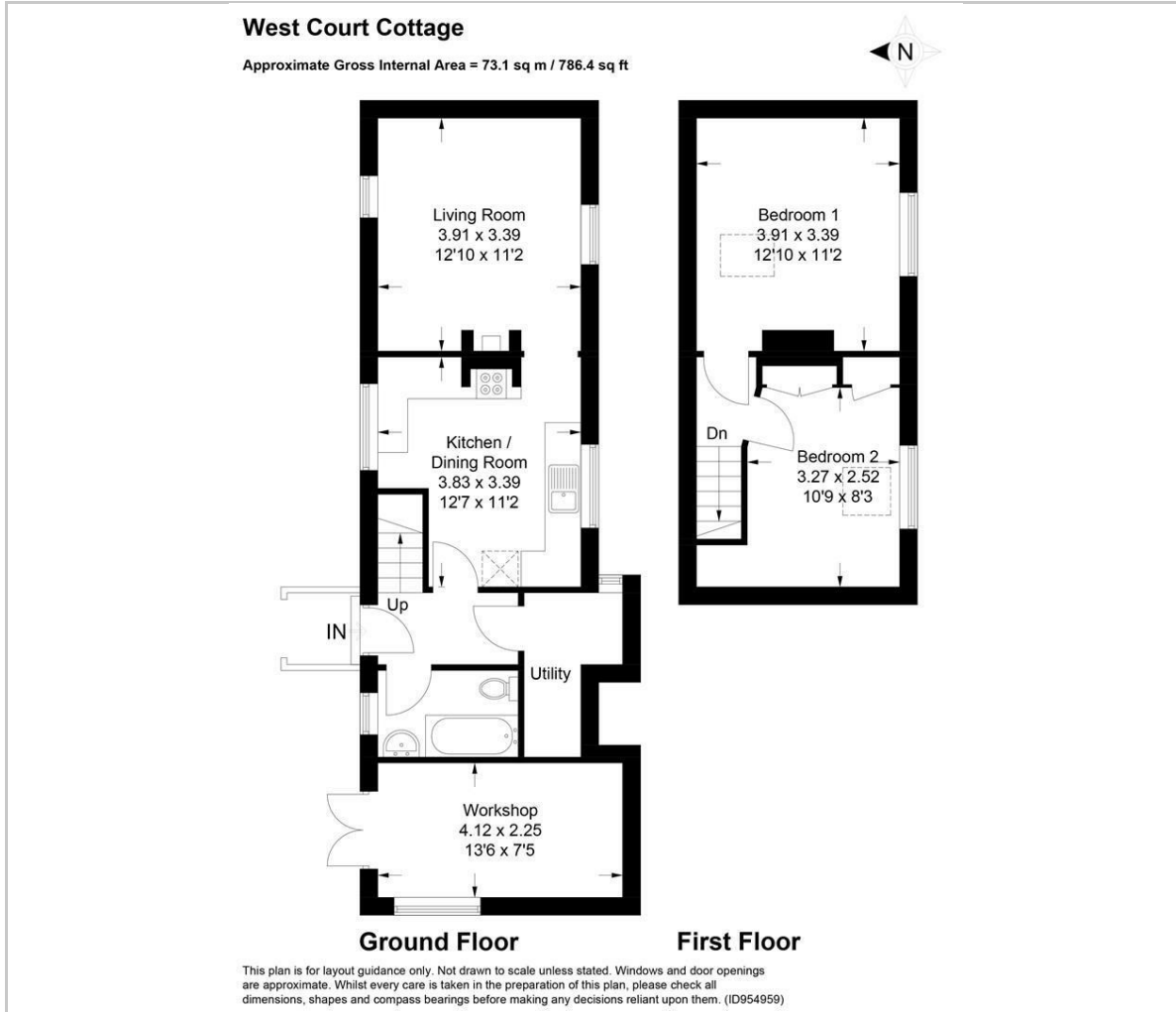
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Some of the marketing images have been digitally enhanced using AI technology to showcase the property's potential and possible future appearance. These images are for illustrative purposes only and should not be relied upon as an exact representation of the property in its current state.



Floor Plan



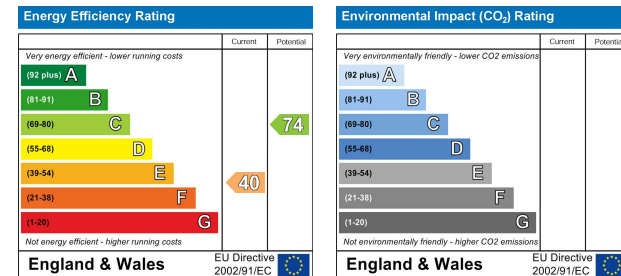
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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