



School Lane, Askham Richard, York

£450,000

**Stephensons**  
estate agents & chartered surveyors

[stephensons4property.co.uk](http://stephensons4property.co.uk)

# S

School Lane,  
York YO23 3PD

Est. 1871

£450,000

PROCEEDABLE BUYERS ONLY - A truly charming and characterful detached cottage, dating back over 200 years, set within approximately 0.45 acres of beautifully established grounds with garage/former stable.

#### Askham Richard

The charming village of Askham Richard is one of York's most sought-after rural locations, offering a perfect blend of countryside tranquillity and convenient access to the historic city centre. Surrounded by open fields and scenic walks, the village enjoys a strong sense of community, centred around its traditional village green, popular cafe, and well-regarded primary school. With excellent transport links to York and the A64, Askham Richard is ideally positioned for both commuters and those seeking a peaceful village lifestyle without sacrificing accessibility.



Tenure: Freehold  
Services/Utilities: Electricity, Water, Mains Drainage are understood to be connected - LPG Heating  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: F - 29  
Council Tax: C - City of York  
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

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



## The Property

This delightful home has been thoughtfully modernised, successfully blending period charm with contemporary touches, while still offering excellent scope for further enhancement and personalisation. Situated in the picturesque and highly sought-after village of Askham Richard, this attractive residence exudes warmth and character throughout. Original features abound, including exposed timber beams, stripped wooden flooring, and feature fireplaces, all combining to create a home of undeniable charm.

Upon entering the property, you are welcomed into an inviting reception area which provides access to the first-floor staircase. This versatile space lends itself perfectly as a dining area and benefits from useful built-in storage, a feature fireplace, and a well-positioned study nook, ideal for home working.

The sitting room is both cosy and generously proportioned, centred around a charming log-burning stove, bespoke alcove shelving, storage and exposed beamed ceiling. The attractive shaker-style kitchen is fitted with a range of wall and base units, complemented by ample work preparation surfaces and a sink unit and space for a range-style cooker. From the kitchen, a rear hallway provides access to the outside and leads to a ground floor bathroom.

To the first floor, there are three well-proportioned bedrooms, each with its own charm and of particular note bedroom 3 with its very own bespoke built-in bunk. Additionally, there is a useful walk-in cupboard located off the landing, which offers excellent potential to be converted into an en-suite or additional shower room, subject to the necessary consents.

Externally, the property is approached via wrought iron gates which open onto a generous, enclosed parking area, providing ample off-street parking. There is also access to a detached garage, formerly a stable, offering further versatility and potential. To the rear, a useful store/outbuilding sits alongside a delightful south-west facing gravelled seating area, perfect for outdoor dining and enjoying the afternoon and evening sun. Beyond this lies a beautifully maintained lawn, leading to the wider grounds. The expansive plot continues with a productive vegetable garden, a tranquil wildlife pond, and an extensive wooded area, offering a wonderful sense of privacy and exciting potential for further landscaping or development.

## 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.

## Partners:

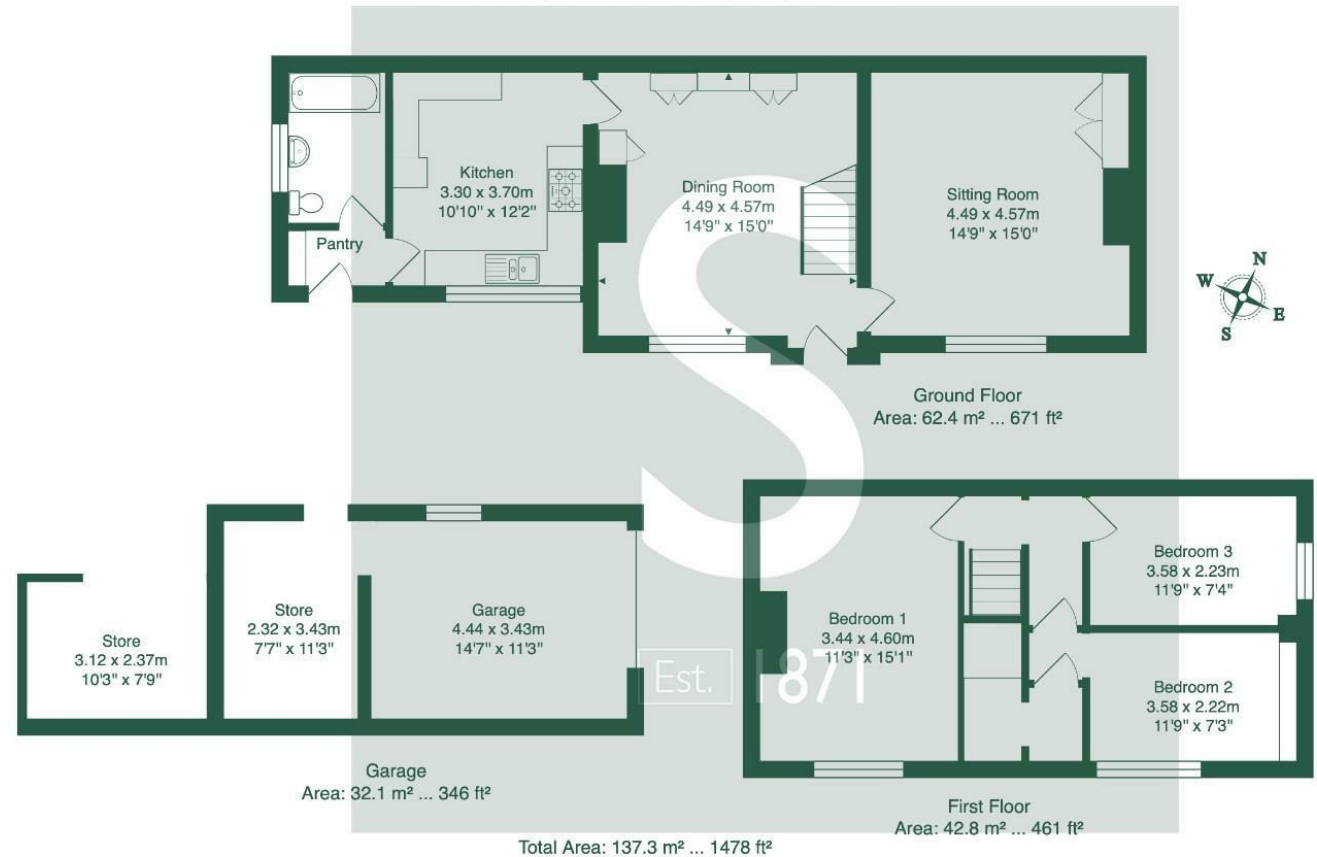
J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

## Associate Partners:

N Lawrence  
 I Jarvis MNAEA

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

School Lane, Askham Richard, York, YO23 3PD



All measurements are approximate and for display purposes only.  
 Actual position of fixtures, windows and doors may not be accurate and should be independently verified.