



Shiptonthorpe, Town Street, York, YO43 3PA

• No Onward Chain • Grounds extending to just under an acre • Approached via private electric gates, offering a sense of privacy and seclusion • Spacious and versatile accommodation arranged over three levels • Impressive reception rooms, including a sitting room with feature fireplace and wood-burning stove • Kitchen/diner with granite worktops & integrated appliances • Generous double bedrooms, including a principal suite with fitted wardrobes and en-suite bathroom • Extensive garaging, plus a detached garage with a shower room & first-floor office • Beautifully landscaped gardens, an historic railway platform & a timber lodge with an integrated hot tub • EPC = C

Guide Price £995,000

Occupying a prominent, elevated position in Shiptonthorpe, Londesborough Cross is a substantial family home set behind electric gates within grounds extending to just under an acre.

The ground floor is arranged to accommodate both everyday family life and formal entertaining. The large primary lounge features a brick fireplace with a wood-burning stove and opens through attractive arched doorways into a formal dining room.

The well-appointed dining kitchen features traditional cabinetry, granite work surfaces, integrated appliances and a central island. An adjoining snug, complete with a further wood-burning stove and doors opening onto the garden terrace, provides a more relaxed space for daily use. A separate utility room and cloakroom complete the arrangement.

A further reception room, currently used as a gym, benefits from patio doors opening onto a terrace overlooking uninterrupted countryside.

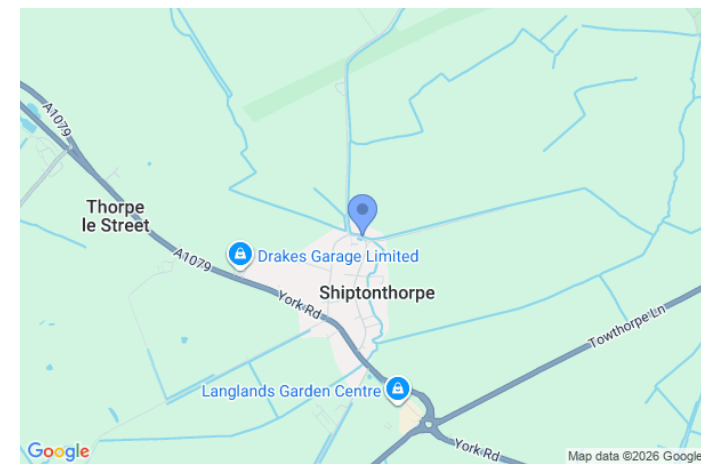
The property offers five bedrooms, including two generously proportioned principal suites, one on the ground floor and another on the first floor.

The ground-floor suite has patio doors opening onto a private terrace with views across the countryside. The terrace enjoys a beautiful log cabin which incorporates a dining area and hot tub, creating a secluded setting suited to guest accommodation, extended family or a private retreat.

The first-floor principal bedroom features extensive fitted wardrobes and an en-suite bathroom. The remaining bedrooms offer generous proportions and built-in storage, served by a family bathroom. Further accommodation at lower-ground-floor level adds to the property's versatility.

The mature gardens are a particular feature, with expansive lawns, established trees and well-stocked borders. A broad paved terrace provides space for outdoor dining, while the log cabin offers a sheltered setting for entertaining and relaxing. The combination of countryside-facing terraces and established planting creates several distinct areas to enjoy the grounds.

Two garages are incorporated beneath the main house at lower-ground-floor level. A separate double garage provides further vehicle storage and is complemented by a shower room and first-floor office or living space, offering useful potential for home working, a studio or hobbies room, subject to any necessary consents.





A SUBSTANTIAL FAMILY HOME WITH AN ACRE OF GARDEN, THREE GARAGES & NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 4368 sq. ft / 405.86 sq. m
Garage Ground Floor 524 sq. ft / 48.73 sq. m
Garage First Floor 465 sq. ft / 43.23 sq. m
Total 5357 sq. ft / 497.82 sq. m



Illustration for identification purposes only, measurements approximate, not to scale.
 Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.