CROFT GARTH

Bishopthorpe, York

CROFT GARTH

Delightful Georgian village house with garage, ample parking and lovely gardens

A64 1½ miles • York city centre 3 miles • A1(m) 12 miles
Leeds 22 miles

Entrance and staircase hall • 2 reception rooms • kitchen/breakfast/family room • pantry • utility/boot room • study/bedroom 4 • downstairs shower room

Principal bedroom suite with bathroom • 2 further bedrooms house bathroom

Greenhouse • timber shed

Garage • off-street parking for 4 vehicles

Front and rear gardens

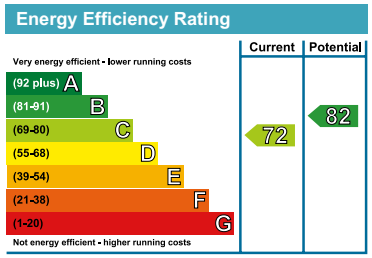
For Sale Freehold

Blenkin & Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com



Croft Garth, 2 Croft Court, Bishopthorpe, York YO23 2RU

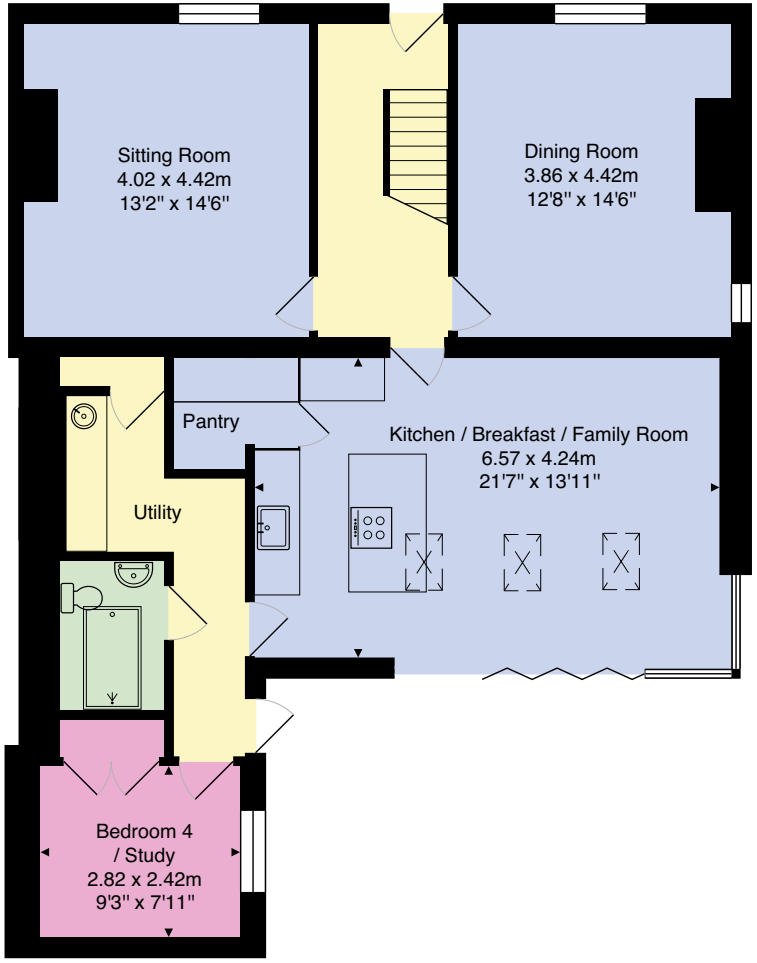
Approximate Gross Internal Floor Area

Main House - 163 SQ M . 1757 SQ FT - (Excluding Garage)

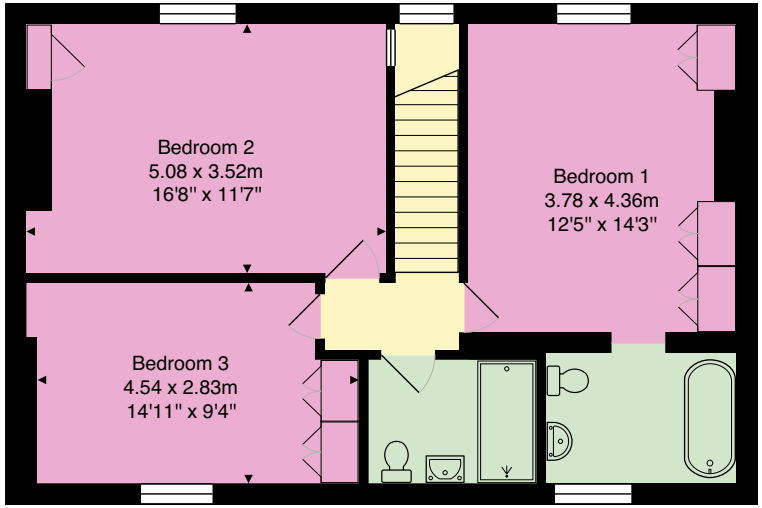
Total - 175 SQ M / 1885 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

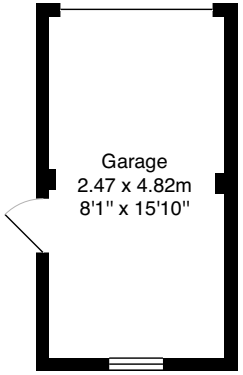
Ground Floor
Area: 98.0 m² ... 1055 ft²



First Floor
Area: 65.2 m² ... 702 ft²



Garage
Area: 11.9 m² ... 128 ft²



City Country Coast

Croft Garth is a particularly appealing family home complemented by charming gardens, a garage with secure store and generous driveway parking. Thoughtfully extended by the current owners, it features a superb open-plan kitchen, dining and living space with a desirable southerly aspect, opening onto a private, sheltered rear garden.

Beautifully presented throughout, the property has been skilfully updated for modern living while retaining elements of its original character. Its versatile layout includes the added benefit of a home office or ground floor fourth bedroom and bathroom, making it well suited to a variety of lifestyles.

Offered to the market for the first time in nearly 20 years, Croft Garth presents an opportunity to acquire a detached residence on the southern outskirts of York, with easy access to open countryside and scenic riverside pathways.

- Detached village house, some 3 miles from York city centre
- Georgian, circa 1810 - neither listed nor in a Conservation Area
- Versatile accommodation extending to 1885 sq ft
- Gardens wrapping around 3 sides of the property
- Secure garage and off-street parking for multiple vehicles
- Strolling distance of many village amenities
- Fulford School catchment area
- Superb family environment

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Services & Systems: All mains services. Gas central heating. Fibre optic broadband.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: City of York Council www.york.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Rich in history, Croft Garth once formed part of the Bishopthorpe Palace estate, originally serving as the cottage for the palace's kitchen and market gardens. It was later home to the head gardener responsible for the estate's horticultural production. The house, with its symmetrical double-fronted elevation and gable-end chimneys, retains notable period features including well-proportioned rooms complemented by sash windows, fireplaces on both floors and some exposed beams.

The home has been thoughtfully arranged for practical day-to-day living, offering adaptable accommodation, ample storage and useful utility areas, including a utility/boot room with a traditional Sheila Maid. Karndean flooring enhances the kitchen/breakfast/living area, while on the ground floor a wet room sits adjacent to a fourth bedroom which is currently used as a home office with garden views.

At the heart of the home lies the open-plan kitchen, dining and living space, flooded with natural light from three Velux windows and floor-to-ceiling glazing on two sides. Bi-fold doors open onto a south-facing terrace, with a beautiful outlook framed by a 200-year-old fig tree. The contemporary kitchen is fitted with Corian worktops, a central island with breakfast bar and induction hob, Bosch integrated appliances and space for an American-style fridge freezer with wine storage above - all supported by a concealed walk-in pantry. A separate utility room adjoins.

The front reception rooms are arranged either side of a central staircase hall, both overlooking the front garden. The sitting room features a multi-fuel stove, while the dining room enjoys a dual aspect and a cast-iron open fireplace.

Upstairs, the principal bedroom suite runs north to south, and features fitted wardrobes flanking a traditional cast-iron fireplace along with an en suite bathroom complete with a freestanding claw-foot bath. Two further double bedrooms, both with garden views, are served by a house bathroom. The loft is partially boarded and offers standing height at the apex.

Outside

A gravelled drive provides parking for up to four vehicles and leads to the detached garage block with EV charger alongside. The garage has power and light along with a separate side entrance accessed via a security door.

Ground Floor

The gardens are enclosed by a brick wall and timber fencing, extending around three sides of the property. To the rear, the garden connects seamlessly with the open-plan living space and is private, sheltered and thoughtfully arranged with paved and gravelled terraces situated to enjoy sunlight throughout the day. Established planting, colourful borders, a lawn and a small pond create an appealing setting, enhanced by a greenhouse, garden shed, external power points, and hot- and cold-water taps.

To the front, the garden is mainly laid to lawn with mature shrubs and trees on the perimeter and bordered by a beech hedge along the northeastern boundary. A garden gate provides roadside access.

Environs

The village is renowned for its rich ecclesiastical heritage, most notably Bishopthorpe Palace, the official residence of the Archbishop of York. It is situated on the southern outskirts of York and offers an impressive range of everyday amenities, including a convenience store, infant school, medical practice, dentist, butcher, hair salons, post office, and public houses. The award-winning riverside restaurant, Bosun's, is a pleasant ten-minute stroll from the property.

Bishopthorpe provides an excellent environment for families, with picturesque walks along the river Ouse and extensive cycle paths. It serves as a gateway to the Trans Pennine Trail and offers direct cycling routes to Rowntree Park and York city centre via the Millennium Bridge, as well as connections east along
Route 65.

Croft Garth lies within the catchment area for Fulford School, widely regarded as one of the leading state schools in the North of England and rated 'Outstanding' by Ofsted. York College and York's highly regarded independent schools are also within easy reach.

There is a regular bus service to the city and mainline railway station, and the nearby A64 allows swift travel to Leeds, the A1(M) and the wider motorway network.

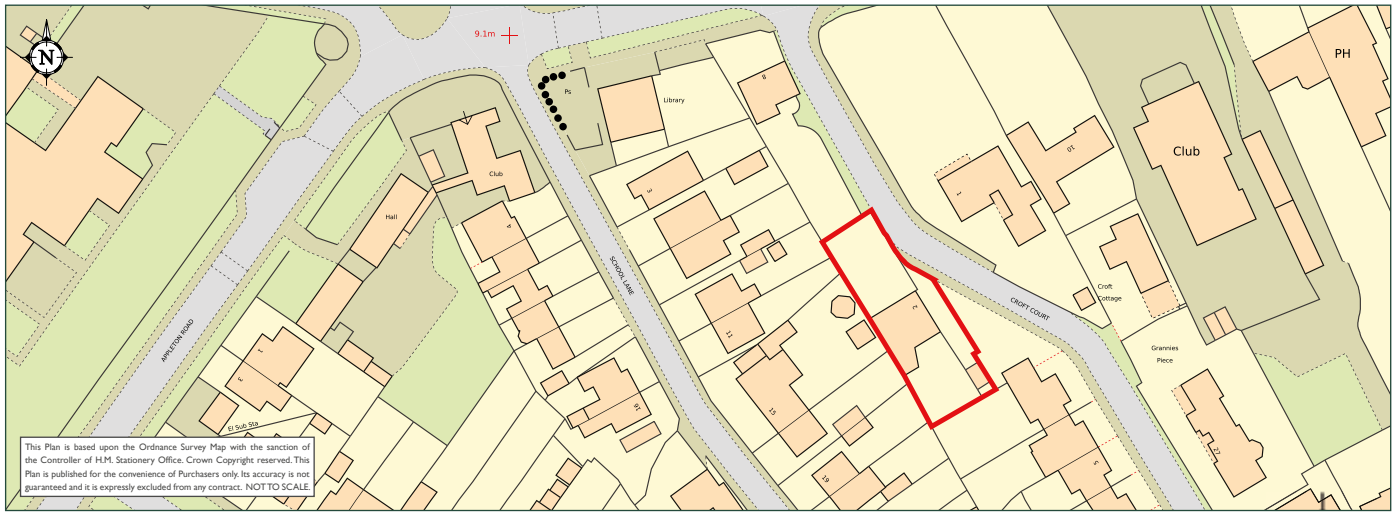
Directions

From Bishopthorpe's Main Street, head south down Croft Court and the property is the second on the right.

What3words: ///drive.lease.heats

Viewing

Strictly by appointment.



Blenkin & Co
ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.
NB: Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** April 2026. Brochure by wordperfectprint.com

OnTheMarket rightmove PRS Property Redress Scheme