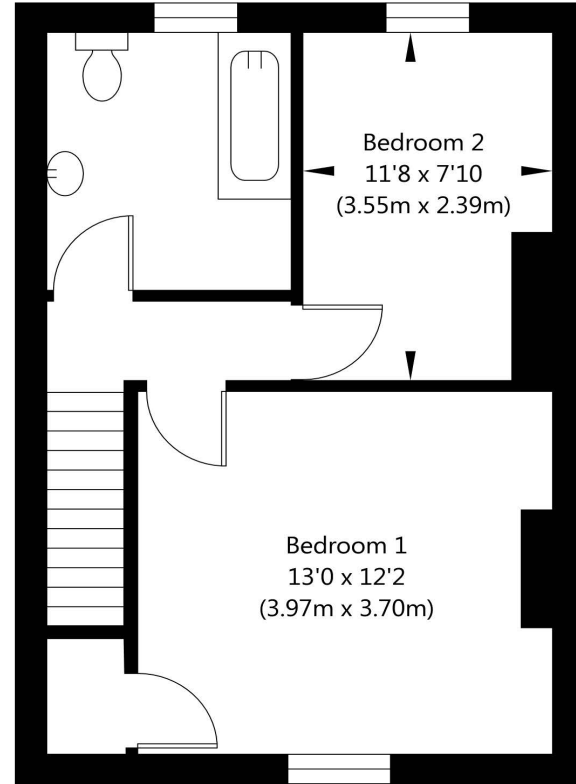


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 377 SQ FT / 35.33 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 377 SQ FT / 34.99 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 754 SQ FT / 70.32 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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**LANCASTER
SAMMS**

A stunning period cottage which has been comprehensively and sympathetically upgraded and restored. It is choicely positioned with views over fields to the front in this desirable village.

Internally the stunning interior includes replacement timber box sash windows, period fireplaces, oak flooring, stripped timber doors, panelling and column radiators throughout. The attractive bay fronted lounge includes a log burning stove and understairs cupboard.

The dining kitchen is fitted with a range of handmade wooden wall, base and display units with solid oak worktops inset with a Belfast style sink, space for range cooker with extractor hood and tiled splashback. Included is an integrated washing machine and space for fridge/freezer.

To the first floor are two bedrooms including a generous master bedroom with fireplace, fitted storage, stripped and painted floorboards and attractive views over the fields. The second bedroom also features a period style fireplace.

The house bathroom has a traditional style white suite including a roll top bath with shower over, high level WC and exposed shower valve and rose. The walls are part tiled and part panelled, with stripped and varnished floorboards and heated towel rail.

The lovely south facing rear garden has also been thoughtfully landscaped and includes a gravel path, pergola with flowering climber, stone terrace, woven wicker fence boundaries, lawn and mature well stocked borders. In addition is a rear access gate and outbuilding.

Externally to the front, the property is set back from the road behind picket fenced forecourt leading to the covered entrance. Parking is on street to the front.

In summary a truly stunning property, renovated with great attention to detail, which seamlessly combines period charm with modern convenience.

LOCATION

Superbly located in the popular village of Bishopthorpe 2.5 miles south of York City centre. The village has an array of local shops, library and public houses and a frequent bus service to and from the City centre. The Askham Bar Park and Ride and Tesco superstore are 1.3 miles north west and for the motorist the outer ring road (A64) is 2.4 miles south for access to Leeds and further afield. The property is in the catchment area for Bishopthorpe Primary and the highly regarded Fulford and Tadcaster Grammar schools.

DIRECTIONS

From York City centre at the inner ring road (A1036) at Nunnery Lane with Bishopthorpe Road, continue south along Bishopthorpe Road for approximately 2 miles to the village of Bishopthorpe. Take a right after the church onto Church lane and the property is situated on the left-hand side.