



## Sandhill Cottage, Bondy Lane, Thorganby, York £415,000

This beautifully presented 3 bedroom countryside cottage dating back to the 1880s that can be found between Thorganby and Skipwith. The home has been tastefully extended over the years to make the most of the location and stunning views over the surrounding fields. Located inside the catchment area for the Outstanding rated Fulford School.





As you approach this idyllic country cottage, you can't help but be bowled over by the stunning setting with views over fields or woodland in all directions. A manicured front garden blooming into colour is coupled with ample driveway parking.

Walking through the pastel coloured front door you enter into the lounge, the original reception room of the cottage, exposed timbers show off beautiful character and craftsmanship, stunning views from the front window and the room is complete with woodburning stove.



At the rear of the house is a charmingly painted oak framed kitchen with granite work surfaces and built in appliances, opening onto an extended garden room with dual aspect over the rear garden and the fields beyond. A utility room leads you out in to the garden or through to the spacious garage that offers a number of possibilities, with a second skin built internally, subject to the relevant permissions, it is ripe for a conversion to add additional reception space or possible configuration of the kitchen.



Upstairs you will find three bedrooms, the first two dating back to the original build in the 1880s and the larger master offering two built in double wardrobes, dual aspect with more sumptuous views, and most appealingly is as a west facing balcony with views that need to be seen to be believed. A modern and attractive four piece bathroom completes the first floor.

Externally there is a delightful rear garden made up of patio area, raised beds, mature shrub borders and large lawn area, a perfect space for hosting summer bbqs or entertaining younger family members.



The home provides perfect family living whilst still offering potential to extend and alter, access in to York is ideal with a passing bus route and the village of Thorganby less than 2 miles up the road.

Tenure: Freehold

Services/Utilities: Mains Electricity & Water. Sewerage via a Septic Tank.

Oil Fired Central Heating

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: TBC

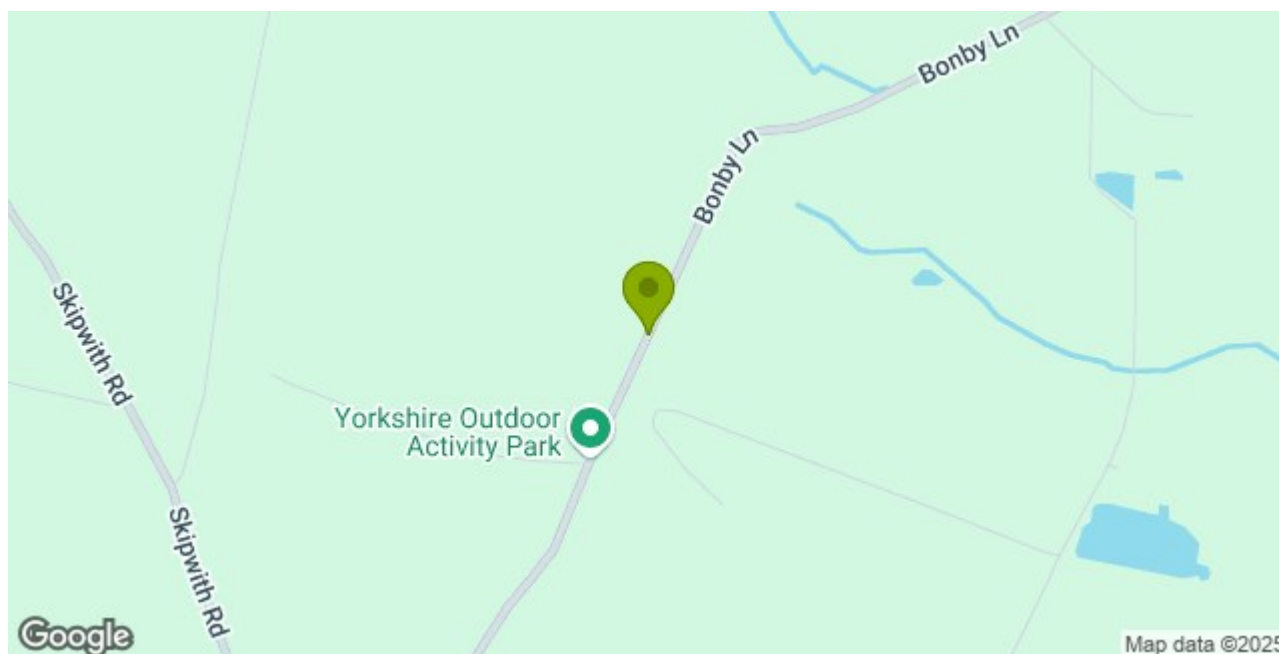
Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions



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

Bondy Lane, Thorganby, York, YO19 6DH



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

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I E Reynolds BSc (Est Man) FRICS
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N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence

