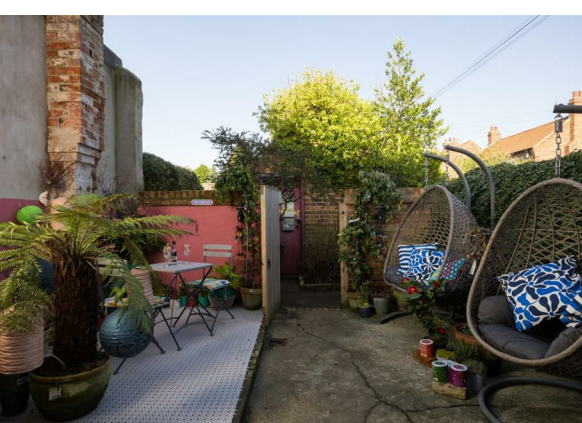
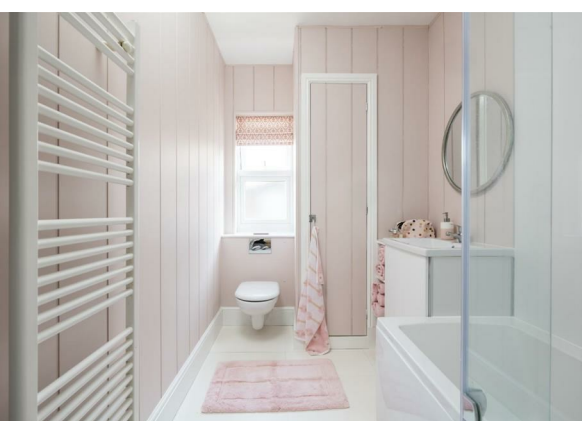




Copmanthorpe Lane, Bishopthorpe, York £625,000

A stunning and beautifully extended period property in one of York's most popular suburban village locations.



Having a wealth of period features, paired with impressive interior design, the home is beautifully presented and offers spacious living accommodation and gardens. The original part of the property dates back to around 1910 so is steeped in history within the lovely village of Bishopthorpe.

The property is entered through an original door into an internal porch and then into the entrance hallway with stunning tiled floor. To the front of the home is a spacious yet cosy living room with box bay window and feature fireplace with timber mantel.

Found to the rear of the property is the heart of the home, which presents a stunning kitchen and living area with wood tiled flooring. The living area is a gorgeous space with log burner, perfect for cosy evenings. The kitchen itself comprises a range of white gloss fitted wall and base units and central island. An array of high-quality integrated appliances include BOSCH oven and microwave, electric hob with extractor hood over, fridge freezer, dishwasher and sink with mixer tap over. There is ample space for a dining table and chairs with a tucked away under-the-stairs storage cupboard and sliding doors leading out to the patio at the rear, which in turn leads through to the property's good-sized garden.

Carpeted stairs lead to the first floor, where there are three generous bedrooms and a house bathroom. The master suite sits to the front of the home and provides a spacious double bedroom with feature fireplace, fitted storage, a sash window to the front and a large en-suite shower room. Comprising a sizeable walk-in shower with rainfall and handheld showers, vanity unit with hand wash basin, low flush WC and traditional heated towel rail, the stylish en-suite adds a lovely touch of luxury to the master suite. Two further bedrooms sit to the rear of the property, one benefitting from a charming Juliet balcony overlooking the rear aspect. A family bathroom completes the first floor accommodation and presents a delightful and completely unique three piece suite of a panel bath with rainfall and handheld shower over, a vanity unit with hand wash basin, low flush WC, heated towel rail and a convenient linen cupboard.

Stairs lead up to the converted loft which presents another spacious double bedroom with en-suite, which acts perfectly as a guest suite or for older children, who would like their own space. The bright room is filled with natural light flow through velux roof lights, and boasts timber flooring and fitted storage.

Externally, the property sits on a desirable end of terrace plot and has a stone path leading to the front door, with a gravelled frontage housing a wealth of mature plants and shrubs. Immediately to the rear is a brick walled courtyard with patio and raised seating area, which is perfect for enjoying an evening drink in the warmer months. A gate leads from the patio down towards the rest of the rear garden, past a useful brick outbuilding, where the garden is mainly laid to lawn. At the end of the garden is a gate leading into the eco surfaced parking area, offering off-street parking for two cars.

Bishopthorpe, a charming village located just a few miles south of York, offers a perfect blend of rural tranquility and convenient access to city amenities. Known for its picturesque surroundings, including the iconic Bishopthorpe Palace, home to the Archbishop of York, this sought-after area provides a peaceful retreat and offers excellent transport links to the city centre, local schools, and a range of shops.

Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: C

Council Tax: C - City of York

Current Planning Permission: Permitted Development - Erection of detached outbuilding to rear, creation of parking area to rear and installation of 1m high gate to side boundary as detailed in drawing 2803_001. - Application Ref No: 18/02120/CPD

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.

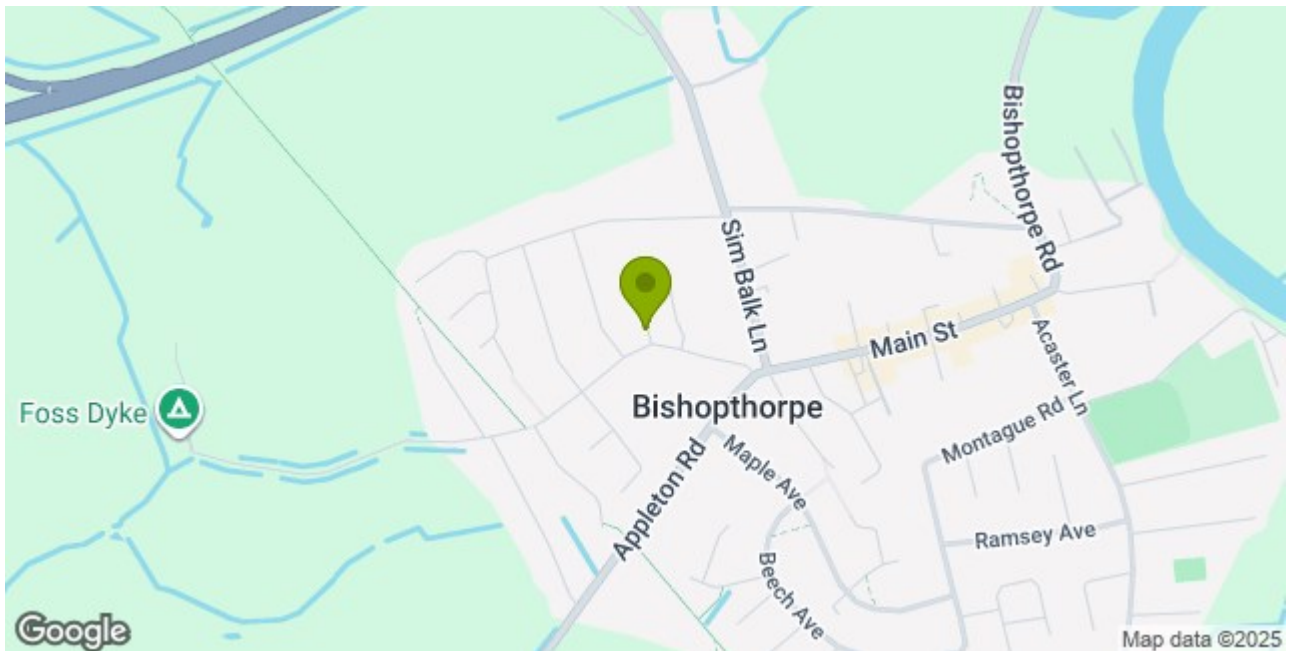
Agents Note

i. Please note that the attached property has a right of access across the rear garden for any required drain maintenance.

Copmanthorpe Lane, Bishopthorpe, York, YO23 2QR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1492 SQ FT / 138.62 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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