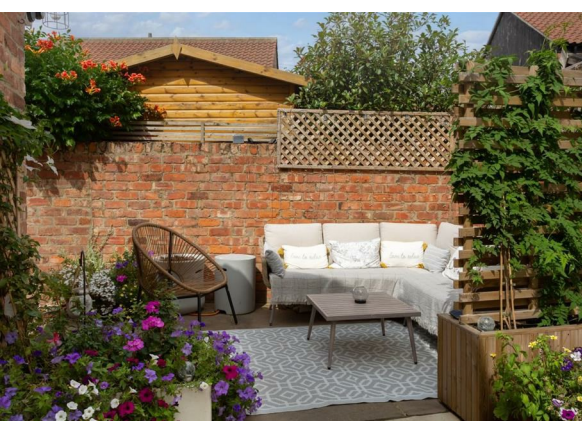




## Buttacre Lane, Askham Richard, York £375,000

A charming detached cottage having been extensively modernised and improved with open countryside views, set on a quiet country lane in this sought-after village west of York.





Bordering open countryside, a delightful detached former blacksmiths cottage, brimming with character and charm, enjoying uninterrupted views. Tucked away on a peaceful country lane on the edge of the highly regarded village of Askham Richard, near York, this enchanting home offers flexible accommodation arranged over two floors.

Steeped in history, The Old Smithy is believed to have been converted from the village blacksmith's workshop into a private residence in the 1950s. Today, the property has been beautifully renovated retaining much of its original character while providing a comfortable and welcoming home, with a gross internal area in excess of 1,100 sq ft, ideal for professional couples or those looking to downsize to countryside living.

The ground floor comprises a spacious sitting room with beautiful feature fireplace, a modern cottage-style kitchen with integrated appliances, alongside a dining room/ground floor bedroom and a well-appointed shower room/utility. Upstairs, there is the option of two/three bedrooms, with the larger bedroom allowing for an additional third bedroom or perfect dressing room. All upstairs bedrooms are served by a stunning recently improved shower room.

Externally, the property boasts an attractive frontage with a dwarf brick wall and raised planted borders. To the side, a newly laid stone sun terrace providing the perfect spot to enjoy the rural outlook, while to the rear lies a charming walled and gravelled courtyard. On-street parking is available to the front along the quiet Buttacre Lane.

Rarely do properties of such historic significance come to market in this picturesque village. The Old Smithy offers a unique opportunity to acquire a piece of Askham Richard's heritage, available with vacant possession.

### Property Information

Tenure: Freehold

Services/Utilities: All mains services are connected. Underfloor heating to the kitchen.

Broadband Coverage: Up to 1000 Mbps download speed\*

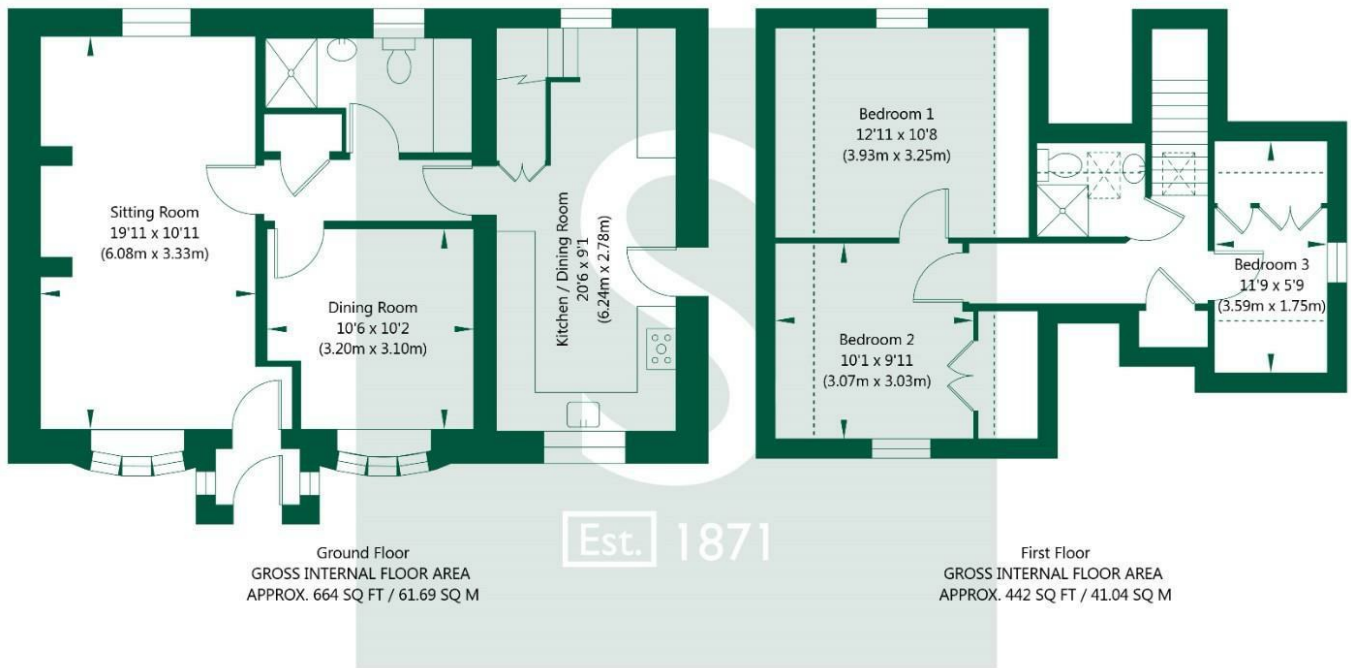
EPC Rating: C - 70

Council Tax: D - City of York

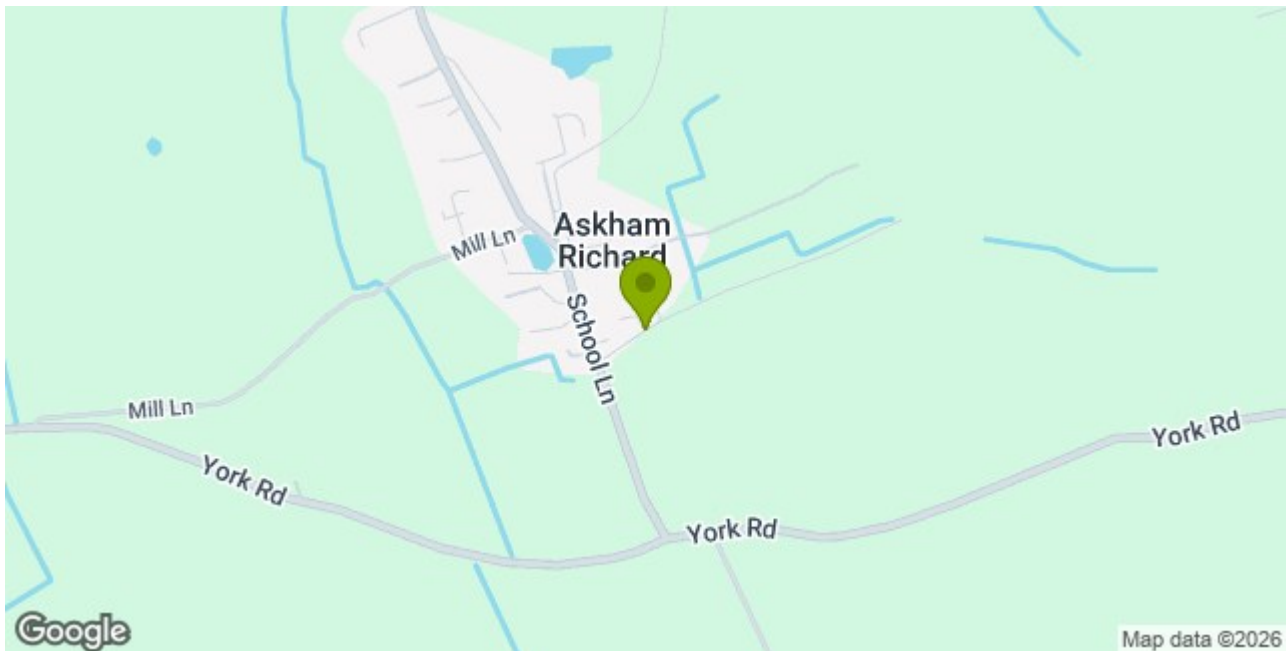
Current Planning Permission: No current planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1106 SQ FT / 102.73 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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