

EMSLEY MAVOR
ESTATE AGENTS

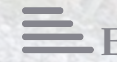
...your home is where our heart is



Court House Lane

Shipton By Beningbrough, York, YO30 1AR

By Auction £190,000



Court House Lane

Shipton By Beningbrough, York, YO30 1AR

STYLE - Detached Period Cottage

HIGHLIGHTS - A Rural Setting Close to Beningbrough Hall, Two Bedrooms

THREE WORDS - Quaint, Quiet Quirky!

Overview

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

West Court Cottage enjoys a rural setting nestled amongst the original farmhouse and farmland on the periphery of Shipton by Beningbrough. It is a charming blend of character and country style.

This detached property was part of the Dower House belonging to Beningbrough Hall and dates back to circa 1850. The current owners have sympathetically and lovingly updated the cottage retaining many original features creating a wonderful character home. The décor is in keeping with the era with Farrow and Ball painted walls, built in cupboards and bespoke shelving.

There is a workshop and parking.

This is a super home and would also make a lovely second home!

What's not to love!

Step Inside

A timber storm porch welcomes you into the entrance hall, there are useful overhead storage cupboards and a door leading to a utility area. Head to the left into the dining kitchen, this space has a country cottage vibe with cream base and wall mounted cupboards and drawers which perfectly complements the work surface.

There is an integral electric stove with hob, plumbing for a washing machine and space for a fridge freezer. There is space for a dining table and chairs. The under stairs storage is ideal for storing household bits and bobs, or would make a perfect pantry!

An archway continues through to the sitting room, this is super cosy with wood burning stove and with room for comfy sofas we can imagine family nights having a movie night.

The bathroom is Scandi style with a wood panelled bath and walls, there is a shower over making it ideal for the morning rush or a leisurely soak after a busy day!

Take the stairs to the Master bedroom, this space is generous and wonderfully light and airy.

The current owners have fitted bespoke shelving and cupboards providing additional storage and a place to display photos and books. The wood burning stove is cosy and a charming addition.

The second double has useful fitted wardrobes and an additional cupboard space for storing bits and bobs!

Outside

There is a strip of garden to the front for displaying pretty flowering pots and plants, with room for a small bistro table and chairs, perfect for a prosecco! To the side is a driveway and storage shed.

WORKSHOP/BAKERY

A super workshop with power or can be rejigged to suit a buyer's requirements.

Services

Oil Fired Central Heating, Cesspit to Soak Away System

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer".

This auction lot is being sold either under conditional (Modern) or





unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

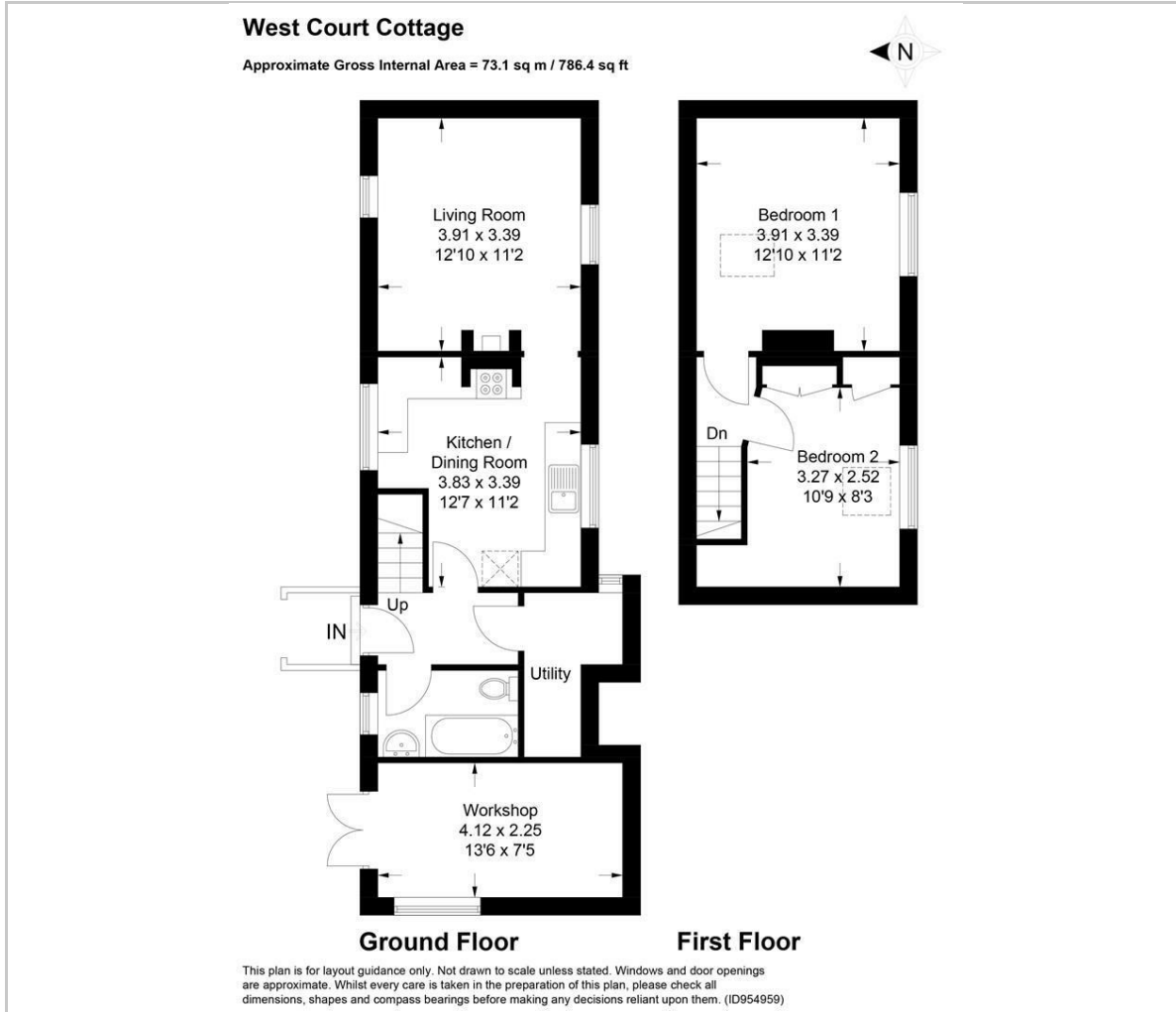
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

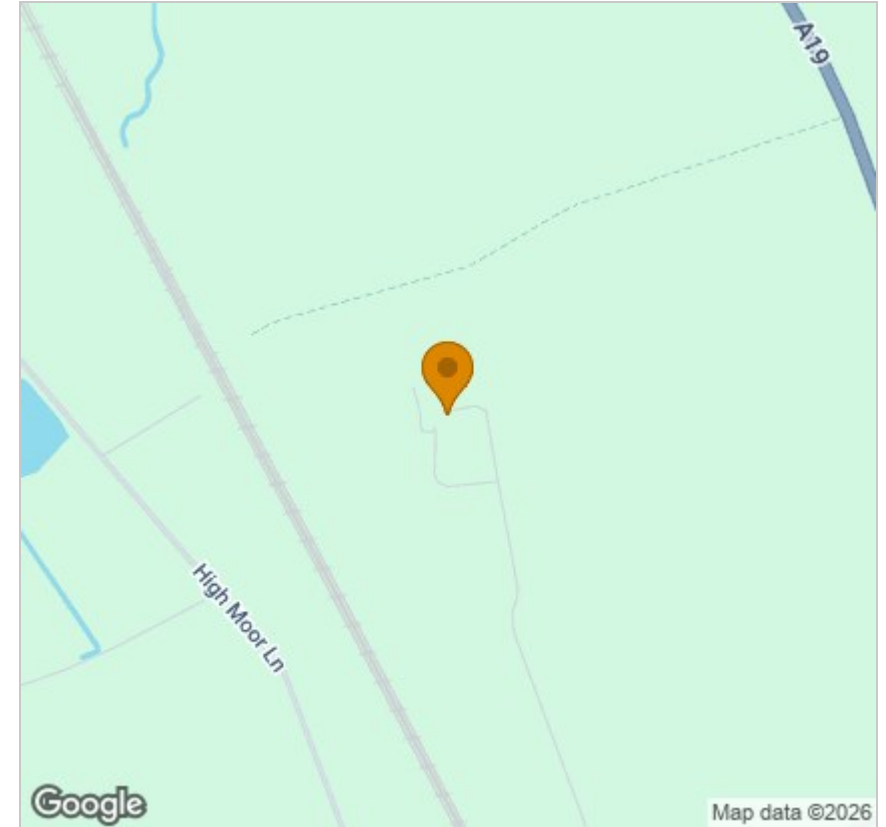
Floor Plan



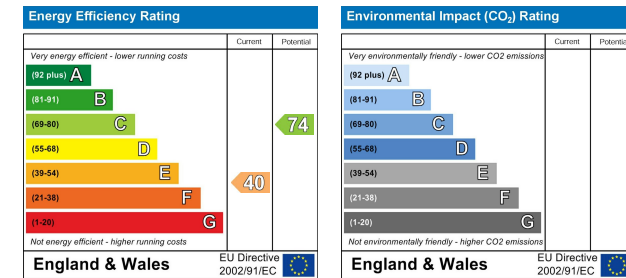
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
Tel: 01347823579 Email: info@emsleymavor.co.uk <http://emsleymavor.co.uk>