



## 2 bed cottage to buy in YO30

Court House Lane, Shipton By  
Beningbrough, York, North Yorkshire,  
YO30 1AR

**£190,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Charming Country Cottage
- ✓ Oodles of Original Features
- ✓ Situated in Rural Setting Close to Beningbrough Hall
- ✓ A Super Home and Great for Those Looking for a Lock up and Leave/Second Home!

## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

STYLE - Detached Period Cottage

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

THREE WORDS - Quaint, Quiet Quirky!

Overview - 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!

Upstairs - 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 Soakaway System

Local Life In Shipton By Beningbrough - West Court Cottage is located a short distance from the popular village of Shipton by Beningbrough with Beningbrough Hall on the doorstep. This Georgian mansion steeped in history is set in stunning grounds, a firm favourite for the Emsley Mavor family!

The Dawnay Arms is a hop skip and a jump away where you will always be greeted with a warm welcome. Offering fine wines and ales, not to mention their superb steak nights, definitely well worth a visit!

The village has an excellent primary school, church and village hall providing numerous recreational activities.

This village offers a wonderful friendly community spirit.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Cottage

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## West Court Cottage

Approximate Gross Internal Area = 73.1 sq m / 786.4 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID954959)

Court House Lane, Shipton By Beningbrough, York, North Yorkshire, YO30 1AR

Contact your local branch today for more information on this property:

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