Ashtons

Main Street, Knapton, York, YO26 6QG

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£575,000

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Farm Cottage is a deceptively spacious Grade II listed, five bedroom mid terrace cottage, positioned in the heart of the sought after village of Knapton, offering beautifully balanced accommodation arranged over three floors together with generous gardens, garage and driveway parking.

The ground floor opens into a large front living and dining room, a welcoming space with excellent natural light and a log burning stove forming a central focal point, ideal for both everyday living and entertaining. To the rear is a characterful breakfast kitchen fitted with a bespoke solid wood Neptune kitchen in a classic country style, providing ample storage and workspace while enjoying views over the garden. Completing the ground floor is a useful utility room and a separate wc, discreetly positioned to the rear of the property.

To the first floor are three well proportioned bedrooms, including the main bedroom to the front which benefits from its own ensuite shower room. A modern family bathroom serves the remaining bedrooms on this level, finished in a contemporary style that complements the period character of the cottage.

The second floor provides two further double bedrooms, both with vaulted ceilings that enhance the sense of space and light. These rooms feature exposed timber joists, an exposed brick chimney breast and picture windows, creating particularly atmospheric and character rich spaces ideal for guest bedrooms, home working or additional family accommodation.

Externally, the property enjoys a charming front garden enclosed by railings, adding to its kerb appeal. To the rear is a large garden offering excellent outdoor space, together with a garage and driveway which are accessed via the neighbouring cul de sac, a valuable and practical feature for a village centre location.

Farm Cottage combines period charm with generous accommodation and practical outdoor space, all within easy reach of local amenities and excellent transport links to York.

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Freehold
Council Tax Band - E

- Period Mid Terrace House
- Grade II Listed
- Five Double Bedrooms
- Driveway and Garage
- Large Rear Garden
- Village Central Location
- EPC C

TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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