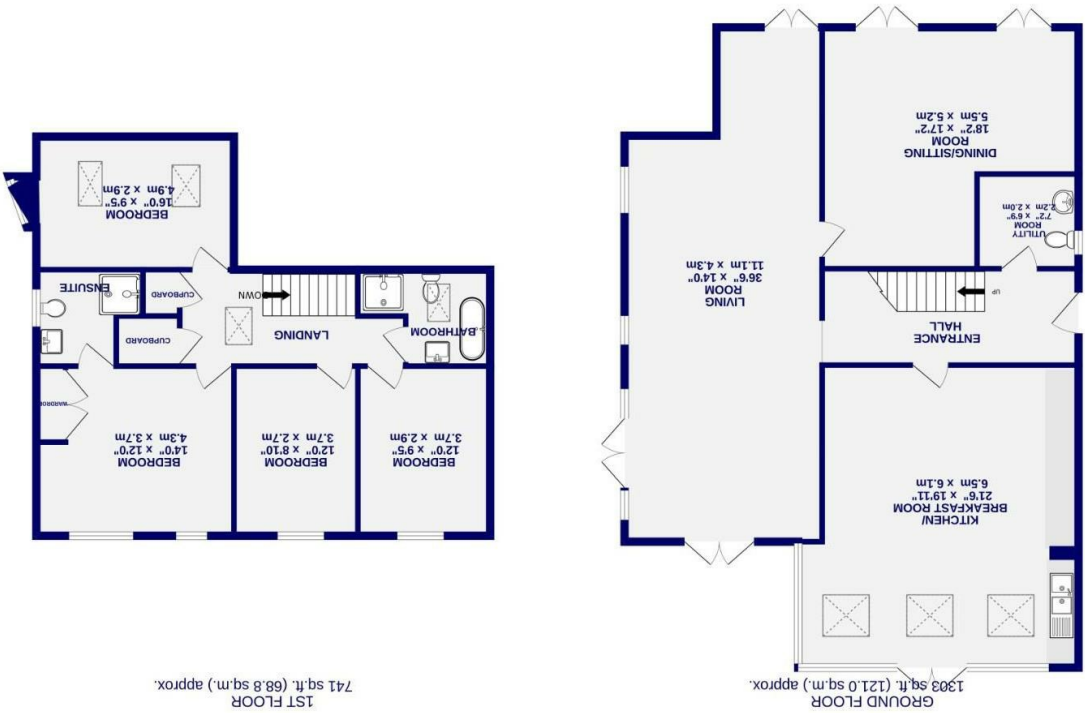




Shipton By YO30-1AA - - - - -

Freehold
Council Tax Band - F

- Stunning Detached Family Home
- Expansive Living Accommodation
- Generous Tucked Away Plot
- Versatile Reception Spaces
- Parking
- Outbuilding With Potential
- Excellent Commuter Village Location
- No Onward Chain
- Beautiful Landscaped Mature Gardens
- EPC C



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

Shipton By Beningbrough, York
YO30 1AA

£750,000

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Positioned in the highly sought-after village of Shipton by Beningbrough, this truly stunning detached family home is discreetly tucked away within an exceptional and generous plot, a rare find in such a desirable location. Just over five miles from York city centre and within the catchment for well-regarded schools, the beautifully landscaped and mature gardens are of a scale more commonly associated with much more rural settings.

Offering excellent commuter links while enjoying a peaceful and private position, the property has been meticulously maintained by the current owners to a high standard throughout, combining substantial living space with charm and character, ideal for modern family life.

Set behind impressive wooden gates, the property is approached via a large driveway providing ample off-street parking, leading to an open-fronted garage/carport and a charming outbuilding offering excellent potential. The sense of space is immediately apparent on arrival.

A large and welcoming hallway leads through to the heart and hub of the home: an expansive open-plan kitchen, dining, and family room enjoying beautiful views over the rear gardens. This wonderful space features hand-built units, integrated appliances, an electric Aga, and characterful barn-style doors, perfectly blending traditional charm with contemporary living and creating an ideal environment for entertaining and everyday family life.

The ground floor further benefits from two additional generous reception rooms, one with a log-burning stove and another highly versatile space that has been used as a dining room, playroom, and gym. A utility room with WC completes the ground floor.

To the first floor are four spacious double bedrooms, served by a house bathroom, with the principal bedroom also benefiting from an en suite shower room.

This exceptional home, with no onward chain, offers remarkable space both inside and out, making it a truly amazing family home in a tucked-away village setting.

