

LANCASTER
SAMMS

27 East Lane, Shipton By Beningbrough

York

£875,000



An elegant and substantial detached house, comprehensively refurbished to offer spacious family accommodation with an attractive open aspect to the rear. The property sits proudly on a generous plot, approached via electronic gates to the front with sweeping drive.

Internally the accommodation has been recently updated and remodelled, the centrepiece is a stunning, newly installed dining kitchen with breakfast island. The bespoke kitchen includes a full range of integrated appliances complemented by quartz work surfaces and space for range cooker and American Fridge freezer.

A large porch creates a welcoming approach and leads to the spacious hallway and principal reception rooms. These include a formal lounge, bay fronted dining room and family room opening into the conservatory. Beyond the kitchen is a utility toom and cloakroom/WC. Newly laid Oak floor runs throughout the hallway, dining room and lounge.

To the first floor are four well-proportioned bedrooms including en-suite shower rooms to both the master bedroom and guest bedroom. In addition is a dressing room off the master bedroom and further house bathroom.

Externally is a large, detached garage, plus an attached office with internet connection and a further workshop. The gardens have been thoughtfully landscaped including several patio areas, lawn and mature borders. Beyond is open farmland and as such the property enjoys a good degree of privacy.

In summary, an impressive and generously proportioned property which has undergone a comprehensive scheme of updates by the current owners and now presents an immaculate and ideal family home.

Energy Efficiency

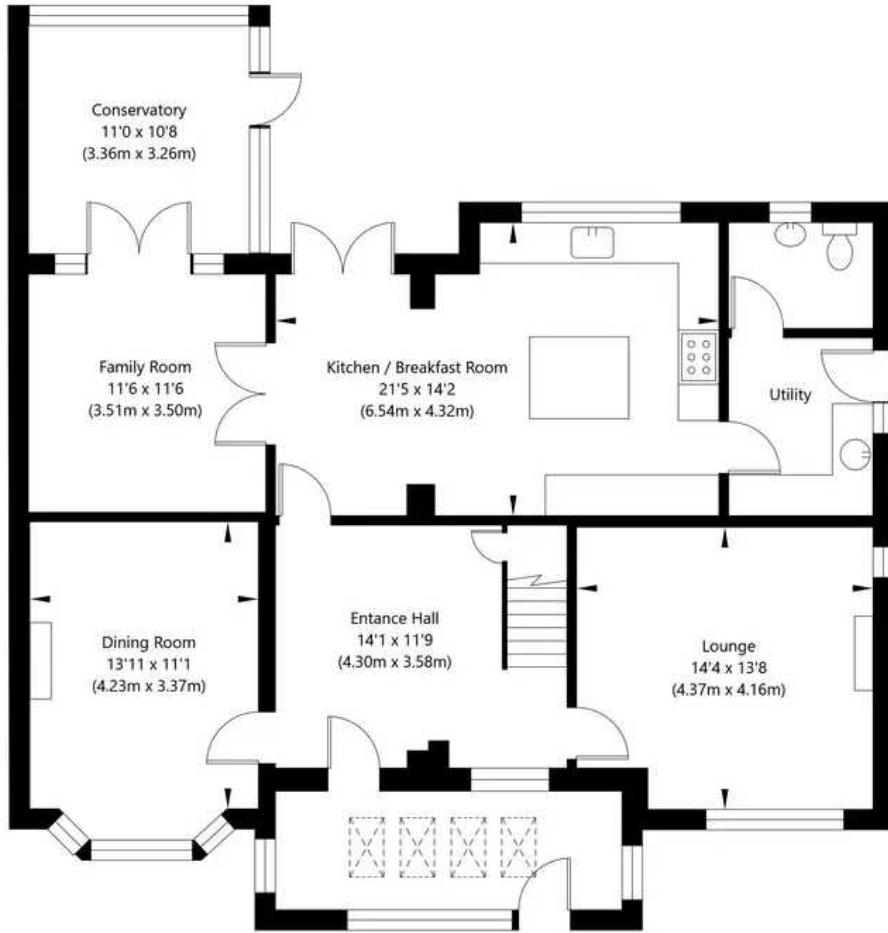
With the added advantage of a newly installed air source heat pump and solar Panels.



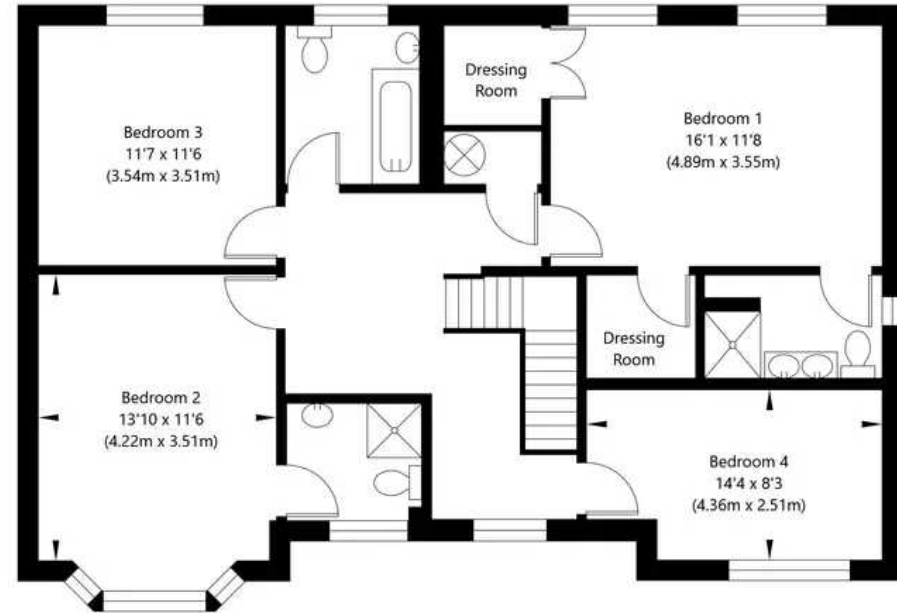
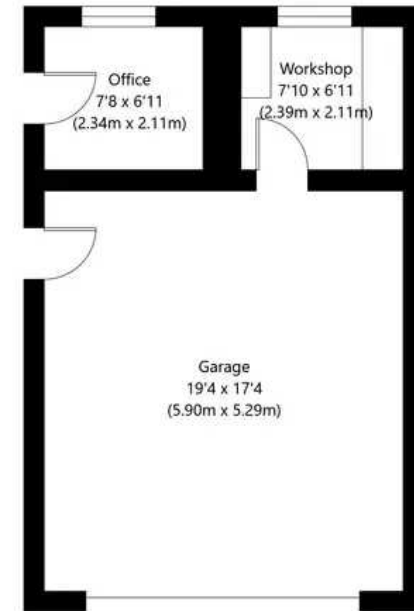








Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1323 SQ FT / 122.93 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1029 SQ FT / 95.57 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2352 SQ FT / 218.5 SQ M - (Excluding Garage Building)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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