



SCRAYINGHAM, YORK YO41

OFFERS OVER £400,000



An exceptional village home with wonderful reception space, a beautifully private west facing garden, and uninterrupted rear views over magnificent countryside within an un-spoilt village near York.

This is a stunning home with fantastic accommodation and is perfectly enhanced for modern living, being situated within a charming and peaceful village within the Vale of York. An accessible location, with easy access to the many amenities this historic city has to offer.

This desirable property offers a wonderful lifestyle and has outstanding accommodation which has been skilfully created with tasteful fixtures. The house is naturally light throughout; the accommodation offers tremendous space for entertaining. The house benefits from impressive reception space and four bedrooms. Located in the heart of the village, this is a perfect position to take full advantage of the stunning open countryside.



Tenure Freehold	Local Authority North Yorkshire	Council Tax Band Band D	EPC Rating Band B
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Property Description.

Buttercup Cottage was built in 2017 by J.P. Wild Homes, a high quality and award-winning developer with a focus on a bespoke approach. The property was built with a high specification, and refined attention to detail to create an outstanding property with impressive visual appeal.

The spacious and welcoming entrance hall leads into the sitting room, the wood burning stove provides a focal feature with the attractive mantel and brick hearth. Double glass doors lead into the dining area and offer the opportunity for it to be semi-open, the space provides family friendly and sociable entertaining and family living space. The breakfasting kitchen is perfectly positioned by the dining area and has an excellent range of tasteful wall and base units in a soft, neutral tone. There is a central island with a breakfast bar and storage space incorporated into it. Integrated appliances include an electric hob, oven and grill, fridge freezer, wine cooler and dishwasher. The two windows are an especially appealing feature allowing full enjoyment of the far-reaching views over the garden and onto the open field beyond.

Beyond the dining area is the garden room, which has double doors leading into the garden. With integrated spotlights and floor to ceiling windows, this room offers a wonderful flexible reception and entertaining space. The westerly views can be fully appreciated and enjoyed.

The remaining accommodation on the ground floor includes a utility with plumbing for a washing machine and a WC.

There are four bedrooms on the first floor, the principal bedroom has a full wall length of integrated wardrobes together with an en-suite shower room with modern white fittings and a heated towel rail. Bedrooms two, three and four share the family bathroom. The bathroom benefits from modern white fitting, a mains shower above the bath, a tiled floor, and half-tiled walls.





Outside.

There is generous off-street parking to the front and side, the front is bounded by a mature hedge and lawn. The side parking leads to the detached single garage which has been partially divided to create a home study room with a window to the rear. The rear garden is beautifully private with stunning views towards the river Derwent, it has a patio and lawn and there is potential to create further landscaping.

Services.

Mains services are installed. Oil fired central heating.

Directions.

Postcode – YO41 1JD

For a precise location, please use the What3words App [///listen.vanished.nitrate](https://www.what3words.com/)

Village.

Scrayingham is a peaceful village in the Vale of York, a well-preserved and pretty location surrounded by beautiful countryside and woodland, which benefits from not being on a road that is used as a short cut or through road. The Aldby Park Estate is close by with the pretty estate village of Buttercrambe. The river Derwent offers a stunning backdrop to the house and village. The village has the church of St Peter and St Paul which provides a hub for community activity. The village has the well-regarded Lacey's Riding school; and beyond Buttercrambe is the Northwoods fairy trail and café, Paws Park dog exercise areas and Ellers Farm distillery visitor centre.









Location.

Sand Hutton, about five miles west has a highly regarded Church of England primary school, St. Mary's Church, village green and village hall, and playgroup, all supported by a strong and thriving community. Sand Hutton is located with an easy approach to the A64 providing convenient access to York, Malton, the Howardian Hills and the coast. The A1, Leeds Bradford airport and the M1 are all accessible via the A64.

The popular village of Stamford Bridge is about 4 miles south-west. The village has a primary school, a well-stocked co-op supermarket, coffee shop, wine bar and restaurant, swimming pool, play park, post office, medical centre, vets, pubs, and fish & chip shop. There is also a pharmacy, dentist, barber, hairdressers, and a choice of take away outlets (Indian, Chinese, Pizza). The popular Balloon Tree farm shop is just beyond Stamford Bridge.



Location.

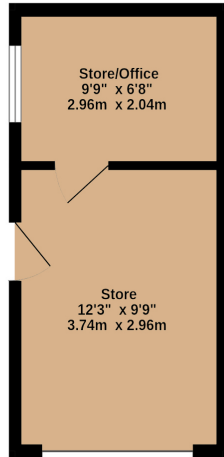
The historic market town of Malton, known as the food capital of Yorkshire is about 9 miles to the north. This thriving town is home to a variety of independent retailers and there is an excellent choice of coffee shops, restaurants and pubs, gift and homeware shops and traditional high street shops. There are high quality fashion and country wear retailers, beauty, homes, and interiors shops plus professional service firms. There are many amenities for sport, culture, and recreation. The Wolds and Vale of York is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached. Numerous golf courses are within an easy drive.

Pocklington, about 9 miles south, is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west from the town.

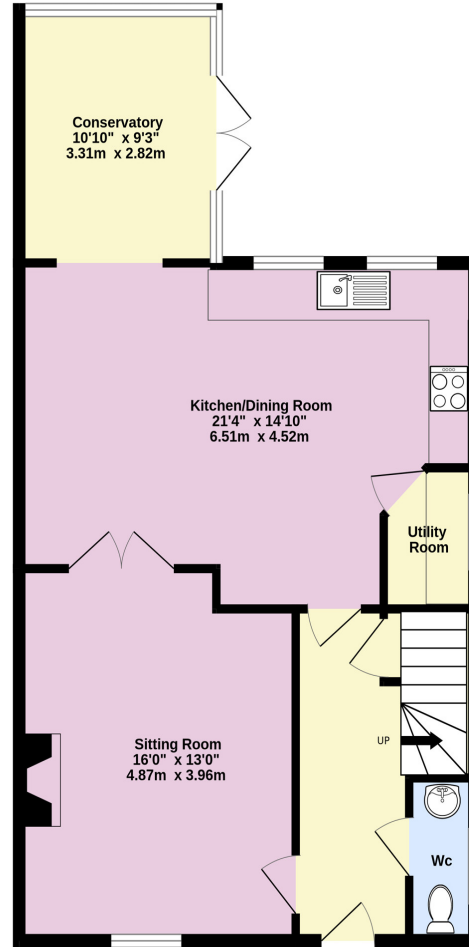
A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom.

The historic city of York and Leeds are within reach and commuting distance. York offers an excellent range of high quality, independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.

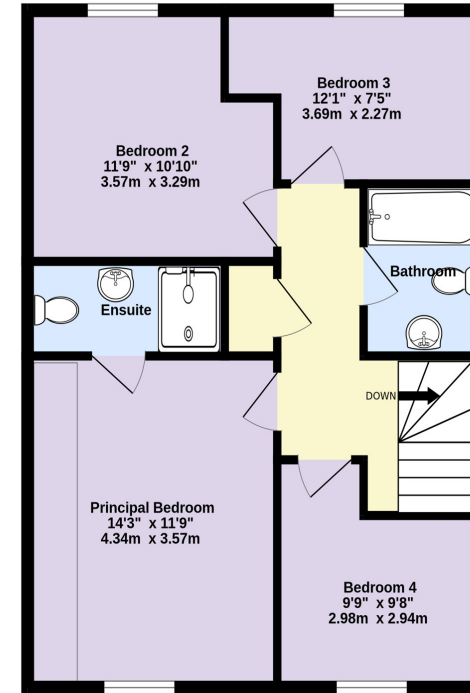
OUTBUILDING
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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