



Bell Cottage, Skipwith, Selby, YO8 5SL

Stephensons



Dating back to the mid 1700's, Bell Cottage offers five bedroomed flexible living accommodation within this sought after village location and is set within stunning gardens stretching to approx. 0.5 acres.

**Tenure:** Freehold

**EER:** D (55)

**Services:** Mains drainage, water and electricity. Oil Fired Central Heating

**Viewings:** Strictly via the York office 01904 625533



The property is situated within the tranquil village of Skipwith which is located approximately 11 miles from the City of York. Skipwith offers good transport links to York, Selby, A19 and the M62. Bell Cottage is located close to Skipwith Common with over 200 acres of unspoilt countryside and benefits from enviable views of the village's picturesque church.

Believed to be around 270 years old, Bell Cottage originally consisted of the property itself and a barn that was converted into further living space in the mid 1990's. The property can be accessed through the central front door leading to the hallway or through the entrance porch which offers space for storage and is plumbed for a washing machine.

Through the porch is the property's kitchen. Comprising of a combination of both wall and base timber units for storage, the kitchen is spacious and offers views of the front aspect. Present are an integrated fridge, sink unit with drying area, electric hob and oven with an extractor fan over. In addition is a sizeable larder cupboard which provides further space for storage. Both the dining and the sitting room are accessed via the kitchen.

The dining room is spacious and is ideal for entertaining guests with views of the rear aspect through the large UPVC window. Feature timber beams run across the ceiling of the room adding character and a currently unused fireplace is also present with a timber mantel. Sliding timber doors allow for access back into the kitchen.

The sitting room has a stunning brick fire place with a log burning stove and large timber mantel. UPVC windows to the front and rear elevations allow for an abundance of light to enter the room giving a light airy feel. A stable door offers access to the rear gardens.

Through the sitting room is the downstairs hallway that has a useful downstairs W/C and a separate shower room and further storage space. A large second reception/family room is also located along the hallway which again is of a substantial size and could be used as a downstairs bedroom if required. This again has access to the rear gardens.

The first floor living accommodation is access via a turned staircase from the kitchen. Of the five bedrooms, four are double in nature and benefit from useful built in storage. The bedrooms to the rear of the property enjoy what can only be described as spectacular views of the village church and its surroundings.

The master bedroom benefits from Velux windows, bespoke fitted wardrobes and a dressing area along with further drawers for storage. The en suite has a bath with shower over, a W/C, sink and a radiator useful for drying.

The family bathroom comprises a bath, W/C and a hand wash basin with tiled walls. In addition is an airing cupboard that houses the hot water tank and has space for storage.

To the outside, the property is accessed through white timber gates that lead to a brick paved driveway and leads to the double garage that offers expansive storage and has both electricity and water running to it.

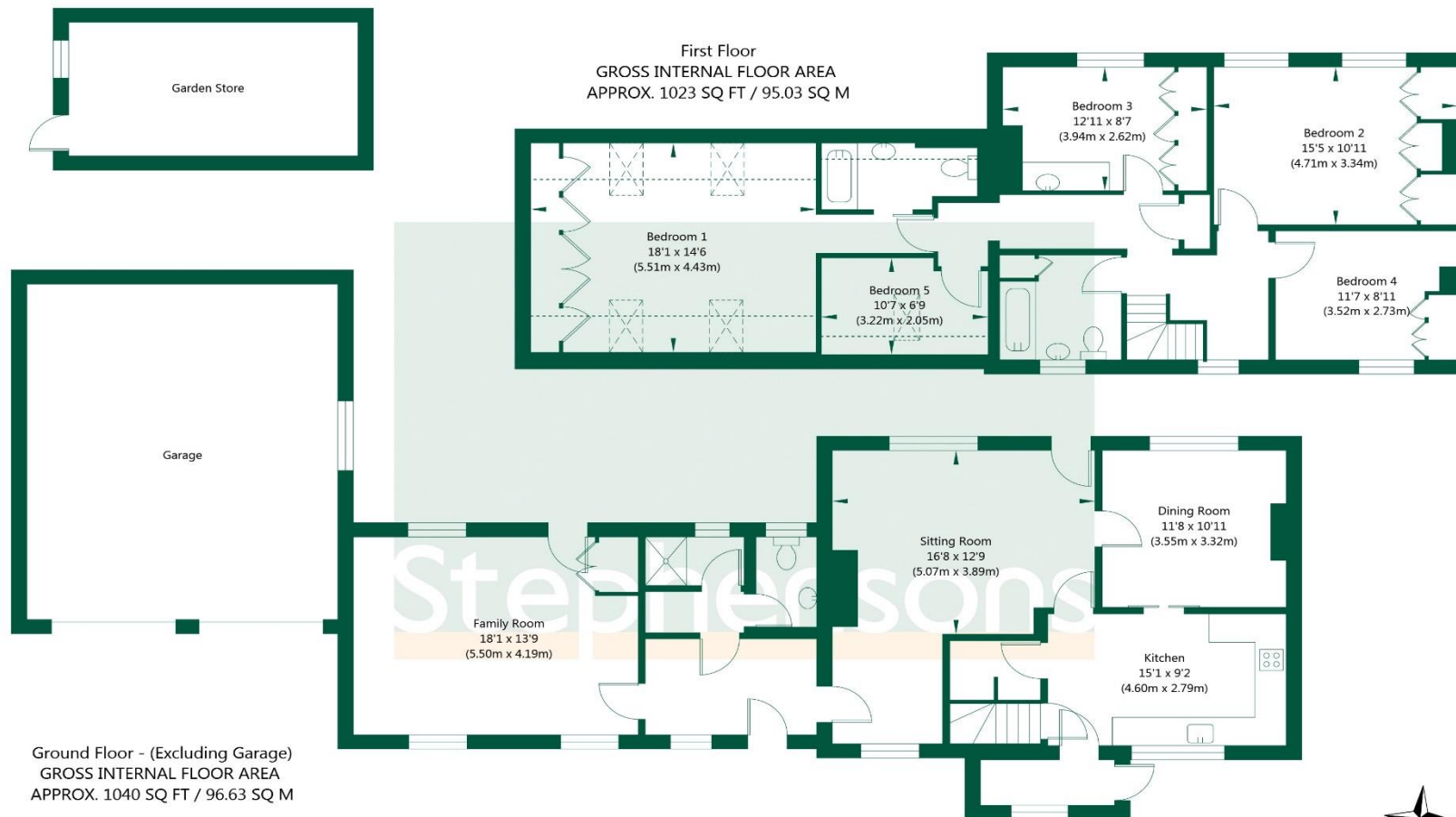
The property sits in circa 0.5 acres of gardens. Both the front and back garden comprise a mixture of mature hedging, trees and a lawned area that have been meticulously maintained. There is a paved area that is ideal for barbeques and entertaining family and friends in addition to a timber summer house with an outside porch area. To the rear, is a large paved area that incorporates a small pond. In addition to this is an original garden store and an insulated shed with strip lights and electricity connected.

As agents, we strongly recommend an internal inspection of the property to truly appreciate this wonderful home.

Agents Note: The property has the benefit of grazing rights for 5 horses or 5 cattle or 15 sheep on Skipwith Common, adjacent to the village.



# Skipwith, York, YO8 5SL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2063 SQ FT / 191.66 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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