



WISHART
ESTATE AGENTS

105A Temple Lane
Copmanthorpe
York
YO23 3TE

£660,000

- Extended and refurbished
- Open plan kitchen/diner/family room
- 5 double bedrooms
- Garage and parking for several cars
- Large garden with views across open countryside
- Master en suite
- Tadcaster Grammar School catchment
- Easy access to A64 and major road links



A substantial family home matched in size and style by its enviously proportioned garden. This is the ideal property for those looking to enjoy the benefits of a well-served village, at an arms length from the hustle and bustle. This impressive, generously extended family home with large garden sits on almost a third of an acre and certainly has the wow factor. Situated on the edge of the much sought-after village of Copmanthorpe, this detached residence offers flexible and modern accommodation as well as enviable views across open countryside.

Standing proudly, set back from the road, the property has a wide, easily accessed entrance into the newly landscaped gravel drive, which provides parking for several cars. The frontage oozes kerb appeal with a brick boundary wall and fencing as well as a splash of colour from the evergreen hedge. A

rockery adds interest and raised lavender beds either side of the front door add soft landscaping to the entrance, along with a calming scent as you're welcomed to the home.

A part-glazed, composite front door opens into the entrance porch. A window to the side allows for natural light to flood the entrance. The rustic stone flooring is a practical choice for this high traffic area of the home. A glazed inner door leads to the hallway with oak flooring, which complements the oak internal doors. A useful cupboard provides coat and shoe storage. The staircase leads to the first-floor accommodation. Tucked beneath the stairs, the ground floor cloakroom is fitted with a two-piece suite.

Located to the front of the property, the lounge is full of light with a large window to the front elevation. A chimney breast adds character to the room, with a log burning stove making an elegant central feature.

Glazed double doors lead through into the dining area, creating an open plan reception space. The dining room has ample space for a large table and chairs and other reception furniture. This room benefits from Velux windows and patio doors leading out onto a gravel patio and rear garden beyond.

The kitchen area is fitted with bespoke, handmade wall and base units finished in a stylish grey paint with coordinating Silestone worktops. This kitchen is attractive as well as cleverly planned with lots of storage including glass display units and pan drawers. Integral appliances include a stainless steel

Rangemaster with induction hob and extractor above. Space is provided for a large American style fridge freezer. The floor, which benefits from under floor heating, is laid with limestone slabs. A window to the front elevation allows for natural light. A pedestrian door leads into the integral garage.

Beyond the aforementioned, as one would expect from a kitchen of this superior design, is a showpiece island. This more social space runs from the kitchen into the family seating area and on to the dining room. The island is topped with Silestone worktops and a breakfast bar seating area. The sunken Belfast sink with mixer tap and extending spray tap add to the tasteful design. An integral dishwasher completes the island, a must in such a large family home.

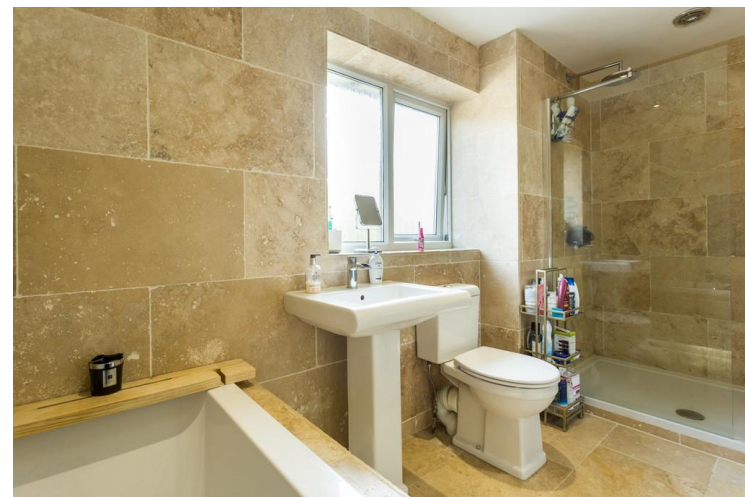
From here, the layout of the home then leads into the open plan family room which boasts brick feature walls, a log burner and yet another set of patio doors leading to the rear garden. A large cupboard offers more storage, currently used as a wine cellar, however this could lend itself to various uses.

The Utility room is another must-have functional area for a busy home. Matching the kitchen with grey units, Silestone worktops, and a large Belfast sink with mixer tap. A window overlooks the rear garden. Space is also provided for an under counter washing machine and dryer. A double door linen cupboard offers further storage. As with most of the ground floor, this area also benefits from under floor heating.

In addition to the ground floor accommodation is a games room with retro tile flooring and a Velux window. This versatile space would lend itself to various uses including a home office or snug. An internal door gives access to the garage.

Such is the flexibility of the sleeping accommodation within this home, a large bedroom situated on the ground floor is used by the current owners as the master bedroom. This luxurious ground floor garden suite has dual aspect windows overlooking the rear garden. The en suite is fitted with a modern, three piece suite including a shower unit decorated with tasteful tiles in a neutral colour, a W/C and a Belfast sink, which fits perfectly in the corner and sits on a vanity unit with storage cupboard. The tiled floor contrasts perfectly with the shower tiles. A heated towel rail and spotlights complete the space.







Stairs from the entrance hall lead to the first-floor accommodation. Access to the loft space, which is fitted with partial boarding and a light, can be gained via a hatch.

The second possible choice of master bedroom is situated to the front of the property and also has dual aspect windows, this time enjoying wonderful views across open countryside.

The room is generous in size, with ample space for a large bed and further bedroom furniture.

Bedroom two is a double room, also located to the front of the property, with stunning views across the open countryside

Bedroom three has a window to the rear towards the garden and farm land beyond.

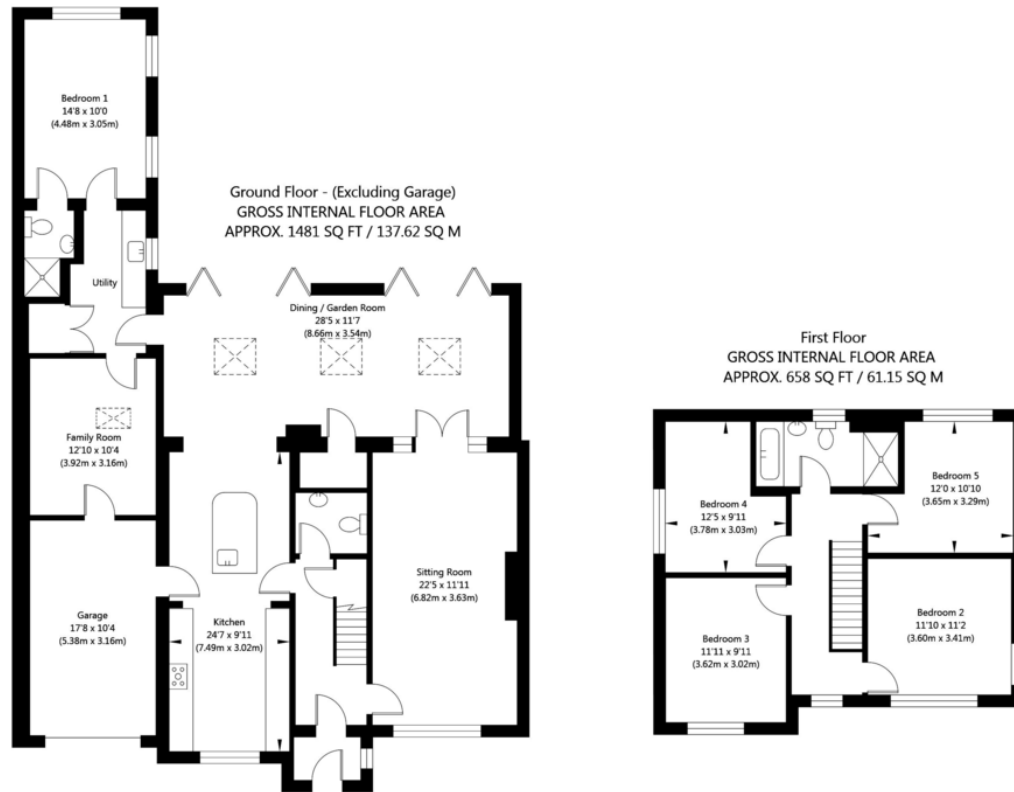
Bedroom four has a window to the side elevation, is dressed with a double bed and can accommodate a wardrobe and a study area.

Serving the bedrooms to the first floor, the house bathroom is fitted with a high-quality modern suite. Comprising a large bath with shower attachment, a hand basin on a pedestal set beneath the frosted window, a W/C and a walk-in shower unit with waterfall shower head. Modern Sandstone tiling is fitted to the floor and walls, and the room is finished with a chrome heated towel rail and spotlights to the ceiling.

A further wow factor here, as if the internal accommodation wasn't sufficient, is the rear garden. This outside space is bursting with colour and life, perfect to simply sit and enjoy the views or to

nurture and develop further over time. A gravel patio leads directly from the rear of the property, via two sets of double doors. There are various patio seating areas and lawns which meet the open fields to the far of this substantial plot. Fencing and hedging to the borders along with a section of attractive stone wall allows for privacy, whilst being open enough to enjoy the open aspect this edge of village position provides.

The garage has internal access from the games room and an electric roller door to the front drive. It has been fitted with a useful Belfast sink. There is also storage space in the roof rafters. The gas fired central heating boiler and pressurised water tank are also stored here.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2139 SQ FT / 198.77 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band F

TENURE

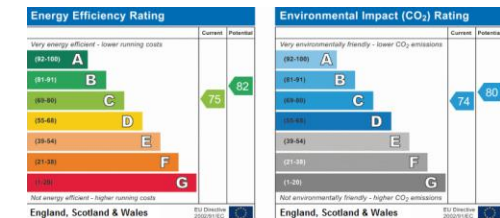
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the A64 West bound heading towards Leeds, take the slip road up to the right hand turn into Copmanthorpe onto Manor Heath. Continue straight ahead following the road as it bends. At the junction with shopping precinct turn right and follow the road past the pub, Church and green on the left. Take the second left from here onto Station Road and over the railway bridge and past the allotments, past Drome Road, continuing towards the edge of the village and number 105A is situated on the left hand side.



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