



The Villa, Main Street, Copmanthorpe

- A handsome Victorian family home dating back to 1854
- Potential to extend into the roof and out to the rear
- A range of outbuildings ripe for conversion and a block of three garages
- A well maintained large rear garden
- High ceilings and original features throughout the house
- Three reception rooms and a kitchen
- Four bedrooms, three of which are doubles
- Family bathroom
- No Onward Chain
- EPC = F

Guide Price £550,000

R M English are proud to present The Villa, a handsome Victorian family home dating back to 1854, occupying a prominent position at the heart of Copmanthorpe's Conservation Area on Main Street. This is the first time in almost 60 years that this unique property has come to the market. If you are looking for a property with character, charm, potential to extend and good sized gardens then this could be the perfect family home for you. The property does require modernisation throughout but boasts a huge amount of potential, perfect if you are looking for a project. If you require more living space then you could extend into the loft or out at the rear utilising the existing outbuildings, subject to the appropriate consents being granted. This delightful property is offered to the market with No Onward Chain.

Entering through the front door you find yourself in an impressive entrance hall with high ceilings that continue throughout the house. Beneath the carpet is the original mosaic tiled floor which is believed to extend the entire length of the hallway. There are two identical living rooms either side of the hall. At the rear of the property is the formal dining room, this could be used for a variety of purposes including a snug or home office if a dining area is not required. To the other side of the house is the kitchen. There is a terracotta tiled floor, dual aspect windows, a worktop with storage below, a separate stainless steel sink with drainer, a full height storage cupboard, space for a fridge/freezer, washing machine and a small breakfast table with chairs.

Moving up the stairs you will see a large window that provides views over the rear garden and an abundance of natural light. There are three double bedrooms, one of which has built in storage. In addition, there is a single bedroom that could be used as a reading area or office. The family bathroom comprises of a bath with shower over, pedestal hand basin, w/c and built in storage.

Externally there are a range of outbuildings including two original stables, a "trap shed" (mono pitch three bay brick built open garage), coal store and a block of three garages with up and over doors. Between two of the outbuildings is a fully paved patio seating area, enclosed to three sides, creating the perfect sun trap. The trap shed / three bay brick garage could be converted for a number of uses including a gym, home office, games room or an outside entertaining area. The garden is large and enclosed, perfect if you have young children or pets. The majority of the garden is laid to lawn with borders of mature trees and shrubs. In addition to the garages there is further parking on the tarmac drive.

Location

Copmanthorpe is a highly desirable village 5 miles from the centre of York. The village has a strong community and boasts a number of amenities including a doctors, dentist, Primary School, Post Office, pub, cafe, a convenience store, a hair dressers, various take-aways, a Veterinary Practice and a Recreation Ground with multiple sport facilities (a popular community hub).

There is a regular bus service into York and a Coastliner bus service to Leeds, York and the Yorkshire Coast. The village is perfectly located for quick access to the A64 and other main road links. The village falls into the catchment area for Tadcaster Grammar School. At the edge of the village there is Pike Hills golf course and a Yorkshire Wildlife Trust nature reserve.





A STUNNING VICTORIAN FAMILY HOME WITH A LARGE GARDEN AND VARIOUS OUTBUILDINGS



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		24
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services



Address: Main Street, Copmanthorpe
Reference: 886

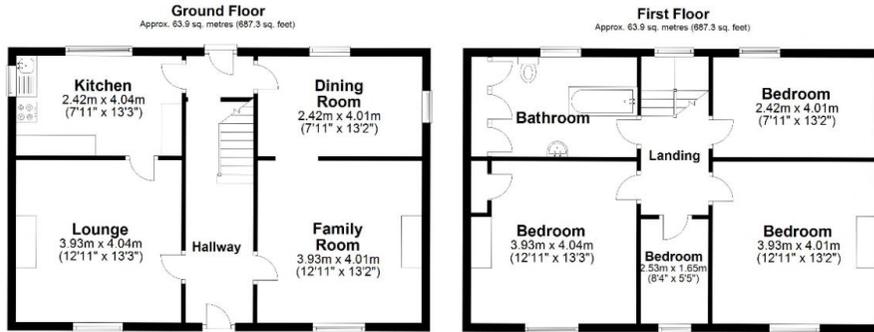


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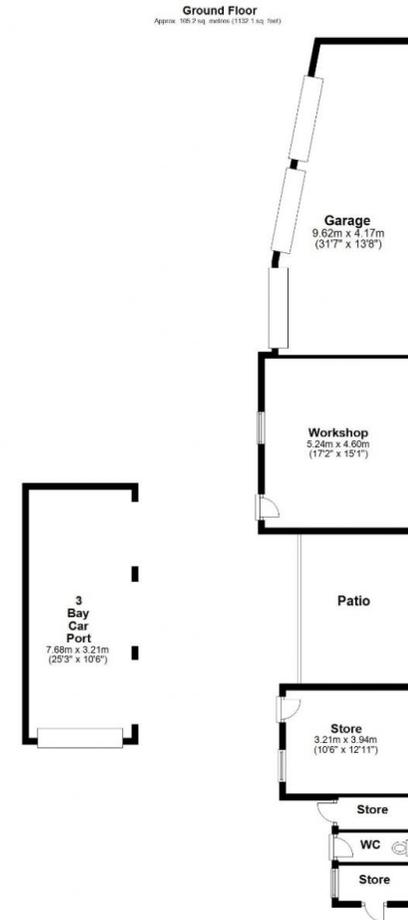
Offices in York, Pocklington and Market Weighton

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Total area: approx. 127.7 sq. metres (1374.7 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plan produced using PlanIt.



Total area: approx. 105.2 sq. metres (1132.1 sq. feet)

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Disclaimer

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