



**SHIRE COTTAGE, MOOR LANE, BISHOPTHORPE**  
GUIDE PRICE: £475,000

**Carter Jonas**

# SHIRE COTTAGE, MOOR LANE, BISHOPTHORPE, YO23 2UF

Shire Cottage is a beautifully proportioned two-bedroom home, thoughtfully designed to offer generous accommodation. The property features a high specification kitchen/dining room/living room, a separate utility room, family bathroom and two double bedroom, with ensuite shower room in the principal bedroom.

Outside, the property benefits from parking for two cars and a large landscaped, turfed garden enjoying open views across the surrounding countryside.

Bishopthorpe, a charming village located just a few miles south of York, offers a perfect blend of rural tranquillity and convenient access to city amenities. Known for its picturesque surroundings, including the iconic Bishopthorpe Palace, home to the Archbishop of York, this sought-after area provides a peaceful retreat and offers excellent transport links to the city centre, local schools, and a range of shops.

Bishopthorpe village itself lies 2 miles from York City Centre and offers three award winning pubs as well as a social club, multiple hair salons, a Co-Op, riverside restaurants, tennis, football and cricket club and much more!

There is easy access to the A64 and an excellent primary school. Bishopthorpe falls into the catchment for Fulford, Tadcaster Grammar and Millthorpe Secondary Schools.

## AMENITIES

- High Specification
- Air Source Heat Pump
- EPC Rated A
- Solar Panels
- Integrated Appliances
- Quartz Worktops
- Roca Sanitaryware
- Private development
- Good sized garden
- Countryside views

**TENURE** Freehold

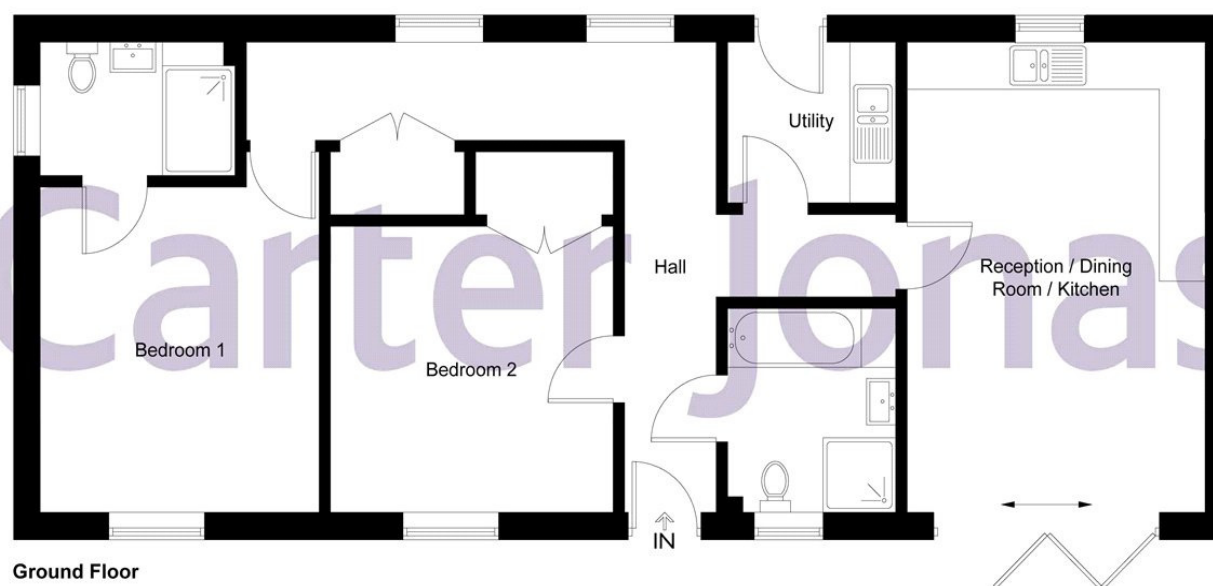
**LOCAL AUTHORITY** City of York

**EPC BAND** A

**SHIRE COTTAGE IS AN EXCEPTIONAL TWO BEDROOM HOME. BUILT TO A HIGH SPECIFICATION, EPC RATED A AND PROVIDES JUST UNDER 1,000 SQ FT OF ACCOMMODATION.**

## Fallow Croft

Approximate Gross Internal Area = 996 sq ft / 92.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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Classification L2 - Business Data