



THE COTTAGE, ANGRAM, YORK
£700,000

Carter Jonas

ANGRAM, YORK, YO23 3PA

Set in a beautiful rural location with breathtaking countryside views, this stunning period detached home exudes charm and character. Tucked away along a quiet country road, The Cottage is surrounded by beautifully maintained walled gardens, with a sweeping gravel driveway leading to the attached double garage and welcoming entrance.

Inside, the home blends period features with modern comforts, including exposed beams, polished oak flooring, and a striking brick fireplace with a multi-fuel stove. A bright garden room, accessed via glazed French doors, offers seamless indoor-outdoor living.

At the heart of the home is a superb country kitchen, boasting bespoke cabinetry, a double Belfast sink, an Aga, and charming ceiling beams. Additional practicality comes in the form of a utility room, a walk-in pantry, a ground-floor WC, and a small office with direct access to the garage. Upstairs, the master bedroom enjoys dual-aspect views and an en-suite shower room, while a further double bedroom and two single rooms are served by a stylish house bathroom with a P-shaped bath and separate WC.

The extensive gardens provide a peaceful retreat, featuring manicured lawns, patio areas, a summer house, a greenhouse, and a dedicated vegetable garden with raised beds. Despite its tranquil setting, the property is well connected, with the A64 offering easy access to York, Leeds, and the nearby market town of Wetherby, just 20 minutes away. A rare opportunity to enjoy countryside living with modern convenience.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND E

A CHARMING PERIOD DETACHED HOME SET IN A STUNNING RURAL LOCATION WITH BREATHTAKING COUNTRYSIDE VIEWS. COMBINING CHARACTER AND MODERN COMFORTS, THE COTTAGE OFFERS BEAUTIFUL GARDENS

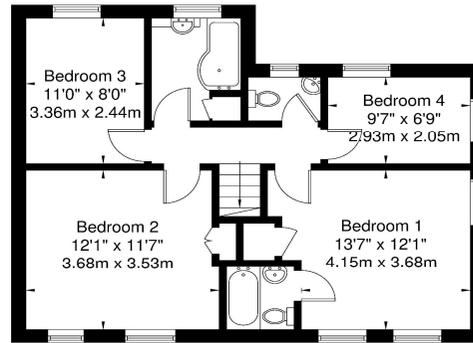




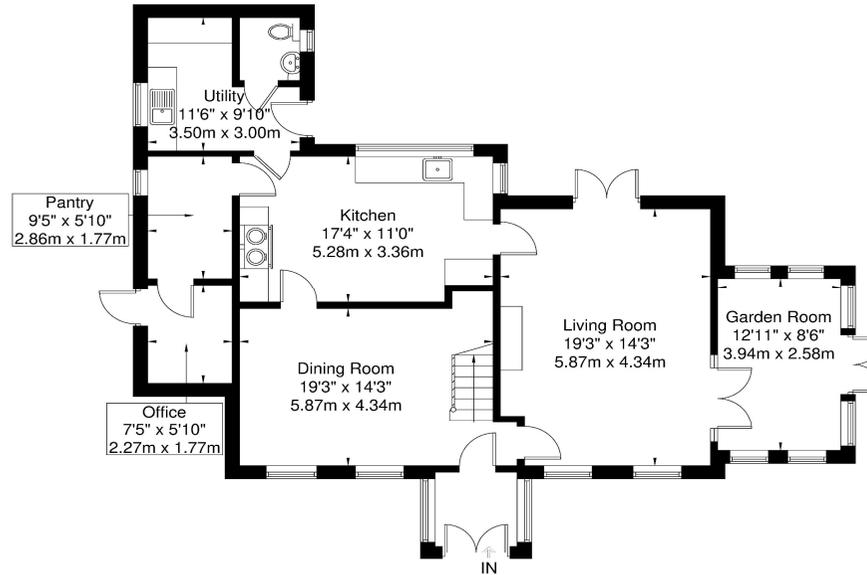


The Cottage, Angram

Approximate Gross Internal Area = 155.8 sq m / 1677 sq ft



First Floor



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

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