

LANCASTER
SAMMS

Temple Garth, Copmanthorpe

York

Guide Price £895,000



This beautiful property forms part of a small development of only three houses built around the year 2000. The quality of build and specification are both of an extremely high standard.

Accessed via a large driveway, 10 Temple Garth is choicely positioned with views over greenbelt land at the rear and boasts exceptional family accommodation. The property is in stunning condition and recent upgrades include new flooring, tiling, glazed window units, décor and a re-sprayed kitchen.

Internally a welcoming spacious hallway with large profile tiles run through the majority of the ground floor with underfloor heating. The double aspect lounge is bathed in natural light with window to the front elevation and patio doors to the rear. The wonderful, exposed brick-built fireplace has a dual-fuel stove and exposed beam, mirroring the beams in the ceiling. The centrepiece of the house is the stunning open plan dining kitchen with central island, all complemented by granite worksurfaces. The high-quality kitchen boasts a SMEG range style cooker, built-in SHARP microwave, larder cupboard and wine rack. There is ample space for an American Style Fridge Freezer and table & chairs. The kitchen seamlessly leads to the beautiful garden room with bespoke wood panelled ceiling and views over the rear garden.

A generous utility room with sink and drainer provides space for washing machine and tumble dryer and there is a courtesy door to the side. A further reception room at the front of the property could have several uses, for example a snug, games room or a Guest Bedroom. For those that work from home, there is a charming home office, and a cloakroom/WC completes the ground floor accommodation.

Stairs from the hallway lead to a first-floor landing with built in storage and four well-proportioned double bedrooms including the Master with built in dressing area and en-suite bathroom. Bedroom three also boasts an en-suite with walk in shower and there is a further house bathroom with walk in shower, bath and double basins.

Externally, to the front is mature landscaping and ample block paved parking in front, and to the side of the double garage for several vehicles. The garage also features eaves storage and side door.

The south facing rear garden catches much of the days sun and offers a good degree of privacy. There is a newly laid patio with gravel path leading to the rear corner of the garden where open views of the green belt land can be enjoyed. There are well stocked borders, hedged boundaries and a summer house

In summary, a fabulous opportunity to secure an exceptional and beautifully appointed property, which presents in truly walk in condition.

LOCATION - The thriving village of Copmanthorpe lies 3 miles south-west of York city centre and is served by a wide selection of local amenities, including convenience stores, a public house, coffee shop, pharmacy, doctor's surgery, Post Office, library and takeaway food outlets. Copmanthorpe also boasts its own 18 hole Golf Course at Pike Hills. The McArthur Glen Designer Outlet is also a short drive away. Copmanthorpe provides excellent commuting for the A64 and further afield. A regular bus service also operates to and from the city centre and Leeds. Within the village itself is the well regarded Copmanthorpe Primary School and the property falls within catchment for the sought after Tadcaster Grammar School.

COUNCIL TAX - City of York Council Tax Band - G - £3598.22 for 2025/2026. **EPC Rating:** C











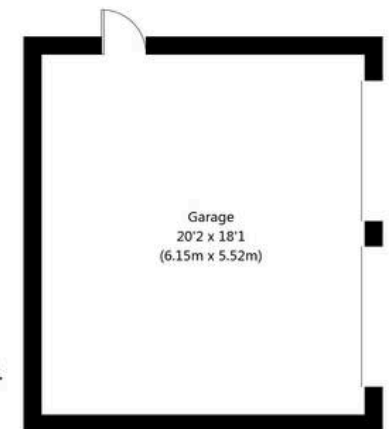
Temple Garth, Copmanthorpe, York, YO23 3TF



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1533 SQ FT / 142.45 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1317 SQ FT / 122.35 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2850 SQ FT / 264.8 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS