



April Cottage , Wistow Lordship

Offers Over £375,000

- Delightful Cottage Extending to Over 1300 Sq. Ft.
- Kitchen With RangeMaster Style Oven
- 3 Bedrooms Over 2 Floors
- EER TBC
- Tranquil Setting
- Utility Room
- En-Suite & Family Bathroom
- 2 Reception Rooms
- Ground Floor Cloaks/WC
- Detached Garage & Garden Bar

April Cottage is a truly exceptional example of a country home, combining the warmth and charm of a period property with the sophistication and comfort of modern living. Extending to over 1,300 square feet and set within a generous 0.10-acre plot, the cottage offers an inviting blend of history, character, and contemporary living.

Believed to have been built in the 1860s as a traditional worker's cottage, April Cottage has been carefully and skilfully extended, reconfigured and refined over the years to create a home of rare appeal. In more recent times, it has benefited from a considered programme of works, including the redesign of the roofline to the full-length single-storey side extension, installation of new UPVC double-glazed windows throughout, fitting of a central heating boiler, the creation of a beautifully appointed en suite to the principal bedroom, and most recently, the addition of a detached garage. These improvements have been executed with great attention to detail, ensuring that the cottage retains its heritage charm whilst offering the convenience and efficiency expected in a modern home.

The setting of April Cottage is without doubt one of its most compelling attributes. Positioned in a wonderfully tranquil location, the property enjoys uninterrupted, 360-degree views across rolling farmland and open countryside. This outstanding rural backdrop offers a rare sense of peace and privacy, while still providing easy access to Selby Town Centre, less than 3 miles away.

On arrival, the cottage welcomes you through an apex-roofed timber porch, beneath which a characterful front door opens into the heart of the home. The present owners use this open-plan space as a dining area, though its versatility allows for a variety of uses depending on the needs and lifestyle of the next purchaser(s). Rich in period features, the space is adorned with red tiled flooring, much of which is believed to be original, along with exposed oak beams to the ceiling. A central fireplace, complete with a log-burner-style gas fire, serves as a focal point adding both warmth and visual interest to the room.

The kitchen flows seamlessly from the dining area, creating a harmonious space that balances functionality with timeless style. Fitted with a range of wall and base units to two sides, the room is enhanced by granite work surfaces and a sink unit with drainer with mixer tap over, while an electric Rangemaster style oven is perfectly set within an alcove, framed by a rustic oak beam above. Discreetly positioned within the kitchen is a walk-in pantry, equipped with shelving and offering excellent additional storage.

To the side of the kitchen lies the property's utility room, finished with timber work surfaces and a natural stone floor, and benefiting from plumbing for a washing machine. A double-glazed Velux skylight floods the space with natural light, while a composite stable-style door adds both charm and practicality. From here, a further door leads to the ground-floor cloakroom, fitted with a WC and offering a hot and cold water connection with waste outlet – currently disconnected but with potential to be reinstated as a downstairs shower room if desired. The dividing wall between the utility and cloakroom is not structural, allowing the possibility of creating a larger utility or boot room to suit the owner's preference.

The ground floor is completed by a beautiful formal lounge – a space that is both cosy and impressively proportioned. Bathed in natural light, the room centres around a striking brick-built fireplace, home to a dual-burning stove set beneath a solid oak beam. The vaulted ceiling, with its exposed timber framework, lends a sense of openness and architectural interest, while the views from the windows capture the surrounding fields to both the front and side, reinforcing the home's idyllic rural setting.

Ascending to the first floor, a central landing provides access to two generously proportioned double bedrooms and the house bathroom, as well as a secondary staircase leading to the top floor. The principal bedroom is positioned to the front of the property, enjoying elevated views over the rolling farmland. This serene retreat benefits from a built-in wardrobe, a central heating radiator, and a beautifully appointed en suite comprising a modern walk-in shower, hand wash basin, and low-flush WC.

The house bathroom is tastefully presented, featuring an inset bath with shower attachment, a hand wash basin, and a low-flush WC.

A turned staircase rises to the top floor, where the third bedroom is located. Well-proportioned and full of charm, this room enjoys the added practicality of eaves storage to either side. A double-glazed window to the side elevation frames far-reaching rural views, completing this peaceful and versatile space.

Externally, April Cottage is set along Lordship Lane, a quiet country road flanked by uninterrupted rural landscape. The location is ideal for those who cherish the tranquillity of a countryside lifestyle, with beautiful walks and country pursuits quite literally on the doorstep.

To the front of the property, a generous pebbled driveway provides off-street parking for up to three vehicles. Adjacent to the cottage lies a detached single garage of timber-framed construction with external cladding, power and lighting, an electric roller shutter door, and a pedestrian side entrance.

The plot, extending to approximately 0.10 acre, is surrounded by open farmland. To the side of the property, a lawned garden offers a pleasant outdoor space, while a brick-built, timber-framed garden bar provides a unique and versatile feature, complete with double-glazed double doors, a timber-framed single-glazed window, stone flooring, power, and lighting.

April Cottage is located within easy reach of Selby. From the town centre, take the Wistow Road (B1223) and at the Flaxley Road roundabout, turn right onto Millgate. At the next mini roundabout, turn right onto Monk Lane, then right again onto Lordship Lane. Continue for approximately 1.8 miles, where the property will be clearly visible. For precise location, the property can also be found via what3words: [///toolkit.trickster.outcasts](#).

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 29 (F)
Council Tax: North Yorkshire Council Band C
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

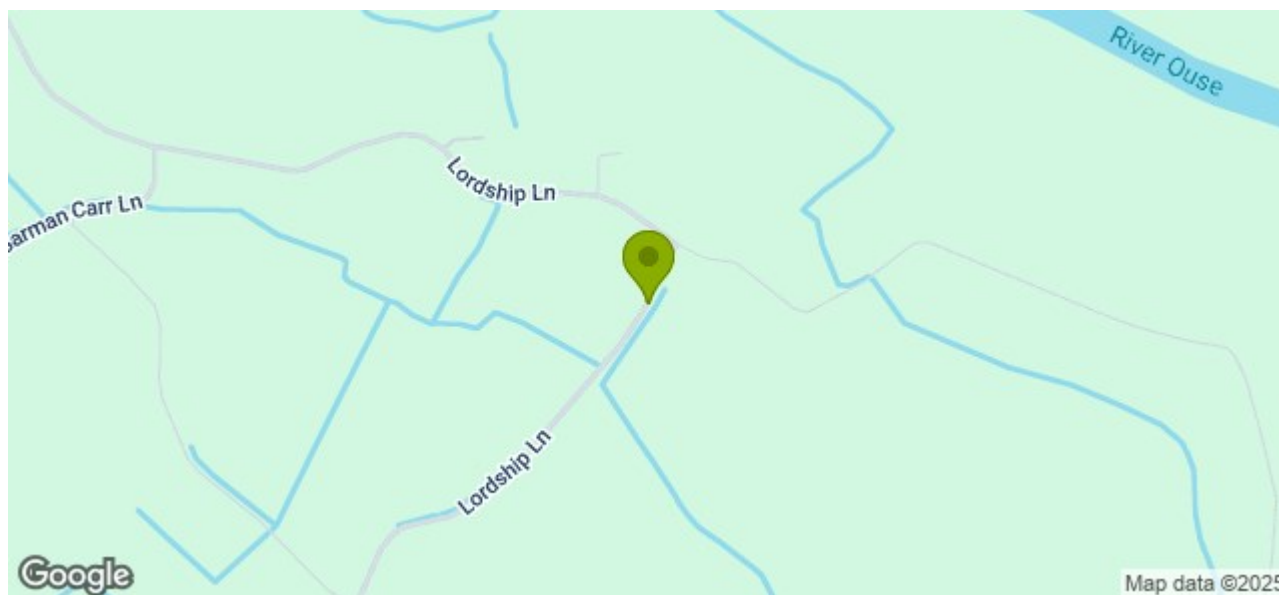




Wistow Lordship, YO8 3RR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1310 SQ FT / 121.75 SQ M - (Excluding Bar)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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