



TOP LANE, COPMANTHORPE
£1,525,000

Carter Jonas

DANESGARTH, 30 TOP LANE, COPMANTHORPE, YO23 3UJ

Danesgarth is a remarkable family home, extensively extended and remodelled to provide over 5,500 sq ft of beautifully finished accommodation arranged across three floors. The transformation has been carried out to an exacting standard, with quality and attention to detail evident throughout. Set in a prime south-facing position, the principal rooms enjoy open views and direct access onto a superb private garden.

The ground floor is designed for modern family life. At its heart is an expansive open-plan kitchen, dining, and living space, filled with natural light and seamlessly connected to the garden. This is complemented by a striking reception hall, a formal sitting room, and a versatile family/games room. Practical touches include underfloor heating to the tiled areas, a study, utility room, and cloakroom.

Upstairs, the principal bedroom suite is a highlight, opening onto a private balcony with far-reaching garden views. It features a bespoke dressing room and a stylish en-suite bathroom. Four further bedrooms and two additional bathrooms complete the first floor.

The second floor offers a three bed self-contained living space – ideal for extended family, guests, an au pair, or even independent older children. Every room is generously proportioned, providing flexibility for a variety of living arrangements.

The gardens are equally impressive. Perfectly oriented to capture the sun, they combine privacy with space. A broad lawn, mature trees, and a dedicated dining terrace make it ideal for relaxation, while a treehouse, zip wire, and an outstanding summerhouse – complete with bar, shower, and entertaining space – transform it into a true all-season retreat.

Completing the picture are excellent practical facilities: a garage, workshop, ample private parking, and an electric car charging point. The property is well placed for access to York, the A64, and an excellent range of local schools and amenities.

TENURE Freehold

LOCAL AUTHORITY City of York Council

COUNCIL TAX BAND F

EPC BAND B

EXCEPTIONAL SIX-BEDROOM FAMILY HOME WITH SELF-CONTAINED THREE-BED APARTMENT, STUNNING GARDENS, AND LUXURIOUS INTERIORS IN A PRIME COPMANTHORPE LOCATION





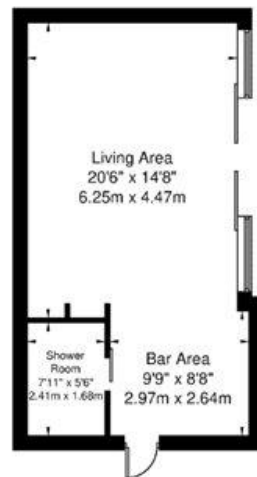


30 Top Lane

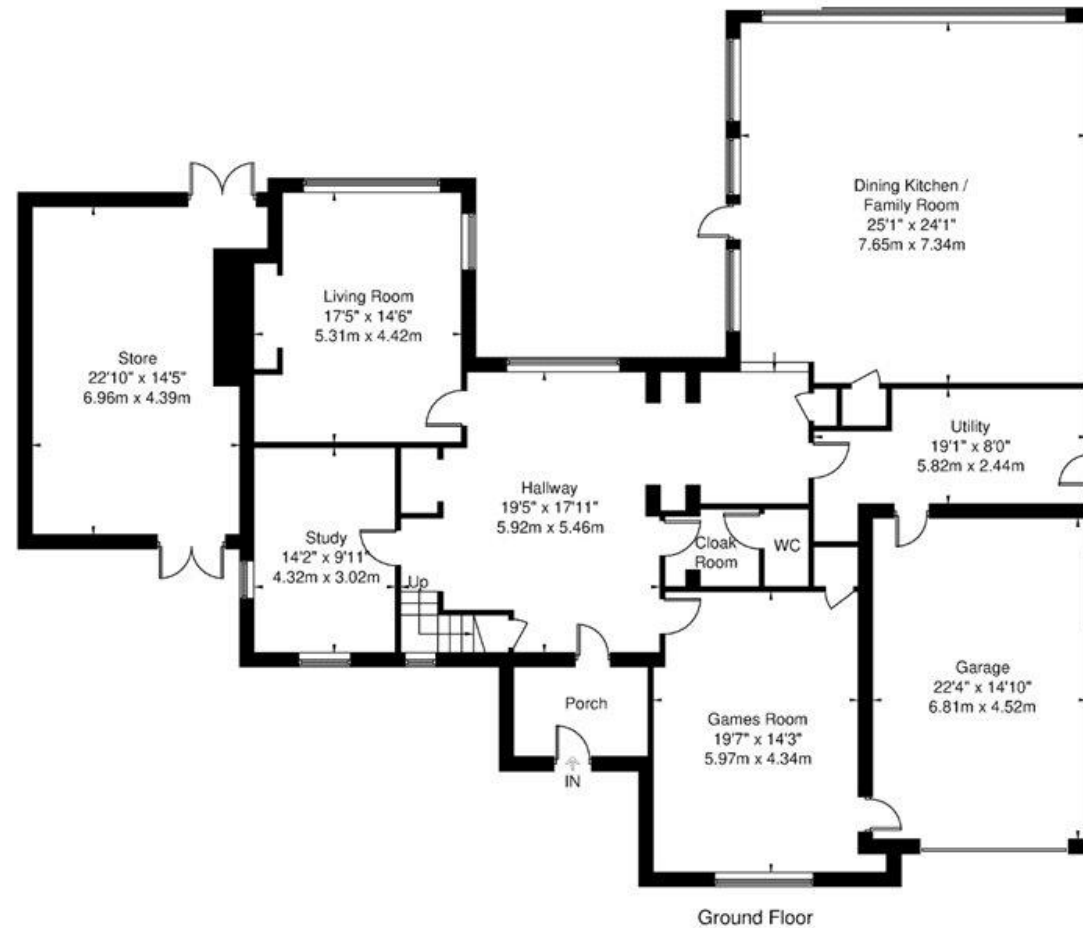
Approximate Gross Internal Area = 526.63 sq m / 5668 sq ft

Outbuilding = 39.85 sq m / 429 sq ft

Total = 566.48 sq m / 6097 sq ft



Outbuilding
(Not Shown In Actual Location / Orientation)



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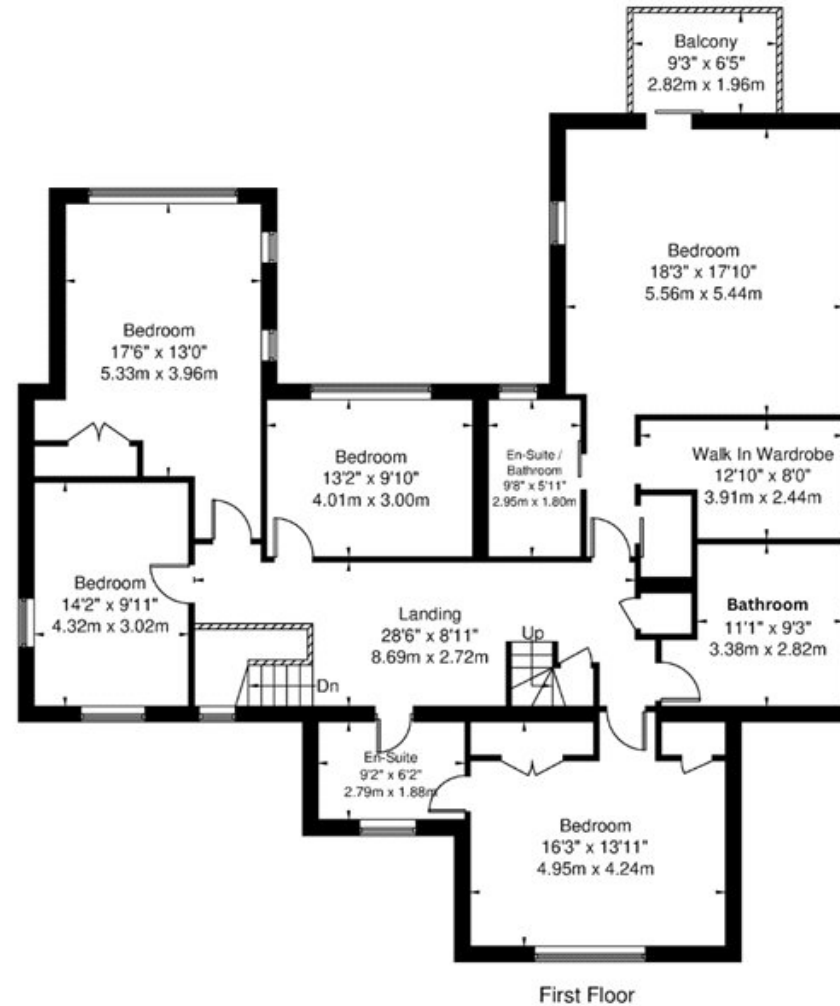


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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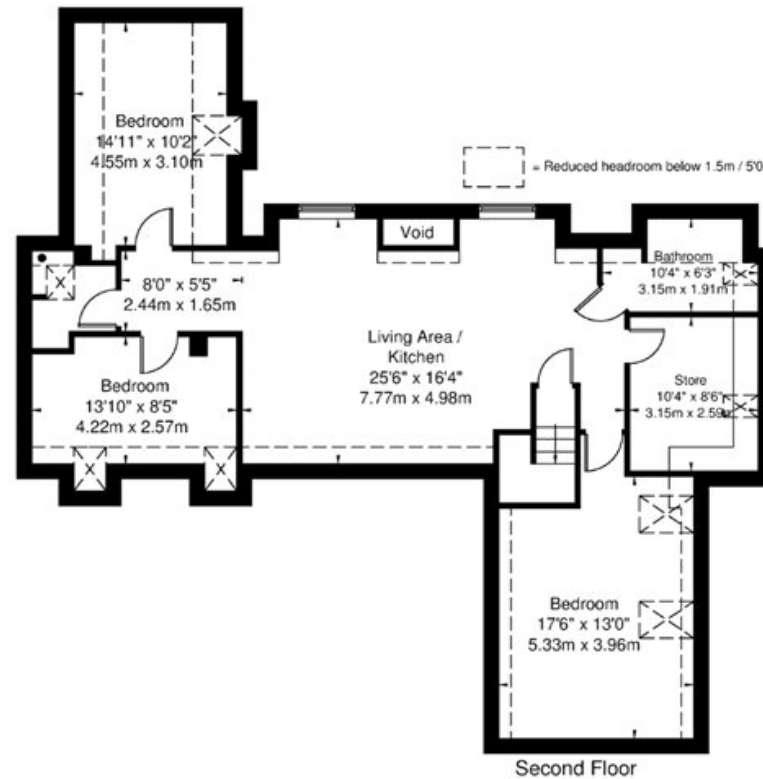


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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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