



Guide Price

£375,000

I Cross Keys Cottages,
Garton, YO25 3ET



SERVICES
Oil fired central heating with LPG gas connected to the property which is for the hob. Mains water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.





I Cross Keys Cottages, Garton, YO25 3ET

DESCRIPTION

A truly one of a kind property and hidden gem which is extremely spacious throughout and nestled in the picturesque village of Garton. 1 Cross Keys Cottages extends to approximately 1600 sq ft of flexible accommodation over two floors and boasts four good size bedrooms. The property has been extended over the years to create additional and versatile reception rooms whilst still including charming period features. Boasting tall ceilings throughout, this unique home will be suitable for a range of different buyers and must be viewed!

The property briefly comprises:- entrance into a dining room, study, hallway with two downstairs bedrooms, one with en-suite, open plan kitchen/dining area, living room, music room, first floor landing with two additional bedrooms and shower room. To the outside of the property there are two stables, outbuilding and coal store. There is a rear garden with ample off street parking.

LOCATION

Garton is situated on the A166 and provides good access to Driffield, Malton, York and beyond. The village has a primary school, and church and is only three miles from the full range of amenities provided in the town of Driffield. Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns and cities are within easy travelling distance either by road, rail or bus.

THE ACCOMMODATION COMPRISES:-

ENTRANCE INTO:

SNUG- 14'9 (4.51m) x 11'9 (3.60m)

Triple glazed door and window to the front aspect, window to the side aspect, exposed beam, fireplace with brick surround and tiled hearth, storage cupboard, wood laminated flooring, radiator and power points.

STUDY/OFFICE- 9'10 (3.00m) x 6'8 (2.05m)

Triple glazed window to the front aspect, exposed beams, partially pannelled walls, a range of wall and base units, wood laminated flooring, radiator and power points.

HALLWAY

Windows to the side aspect, exposed beams, storage cupboard housing the oil boiler, stairs leading to the first floor landing, additional storage cupboard, wood laminated flooring, radiator and power points.

BEDROOM ONE- 15'2 (4.63m) x 9'9 (2.97m)

Primary bedroom with window to the side aspect, exposed beams, wood laminated flooring, radiator and power points.

EN-SUITE- 7'2 (2.20m) x 7'4 (2.2m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, pannelled bath with over head shower, built in storage cupboard, rubber flooring, heated towel rail and extractor fan.

SIDE ENTRANCE- 3'11 (1.20m) x 7'2 (2.20m)

Door to the side aspect, exposed beam, pannelled walls and laminated flooring.

BEDROOM TWO- 9'2 (2.80m) x 10'5 (3.19m)

Double bedroom with window to the side aspect, exposed beams, wood laminated flooring, radiator and power points.

KITCHEN/BREAKFAST AREA- 13'4 (4.07m) x 10'4 (3.16m)/6'10 (2.10m) x 7'6 (2.29m)

Country cottage kitchen with window to the front aspect, exposed beams, tiled splash back, a range of solid oak wall and base units, Belfast sink with drainer unit, space for fridge/freezer, plumbing for washing machine or dishwasher with additional space for white goods, Rangemaster oven with extractor hood, terracotta tiled flooring, radiator and power points.

REAR ENTRANCE- 5'5 (1.67m) x 4'3 (1.31m)

Door to the rear aspect, exposed beam, pannelled walls, terracotta tiled flooring and radiator.

WC- 5'9 (1.76m) x 3'0 (0.93m)

Opaque window to the rear aspect, low flush WC,

sink with pedestal and tiled splash back, terracotta tiled flooring and radiator.

LIVING ROOM- 20'3 (6.17m) x 14'2 (4.32m)

French doors and windows to the side aspect, exposed beams, log burning stove, wood laminated flooring, radiator, TV point and power points.

MUSIC ROOM- 9'0 (2.76m) x 13'10 (4.23m)

Another great size reception room which is used by the vendors as a music room with window to the side aspect, inset spotlights, exposed beams, fitted carpets, wall mounted electric heater and power points.

FIRST FLOOR LANDING- 5'7 (1.71m) x 18'5 (5.62m)

Window to the rear aspect, exposed beams, built in storage cupboard, fitted carpets and radiator.

BEDROOM THREE- 9'3 (2.83m) x 13'6 (4.13m)

Double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 8'3 (2.52m) x 8'1 (2.47m)

Window to the front aspect, built in storage cupboard, fitted carpets, radiator and power points.

SHOWER ROOM- 2'8 (0.83m) x 8'2 (2.51m)

Opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, fully tiled shower cubicle, heated towel rail and vinyl flooring.

GARDEN

South-west facing garden which is mainly laid with lawn, wild flower garden and patio area to the immediate rear. There is an additional garden area which is separate from the main rear garden which is laid with slate and patio walk way. It also houses the oil boiler and has two gates one which access the car parking and garden.

OUTBUILDING/COAL SHED- 13'9 (4.21m) x 27'5 (8.38m)/14'1 (4.31m) x 9'9 (2.99m)

A sizeable outbuilding which has French doors and windows to the side aspect, power and lighting.

STABLES- 7'10 (2.41m) x 14'8 (4.48m)/8'0 (2.46m) x 14'7 (4.46m)

There are two stables which join onto the property and both have power and lighting. They are currently used as storage.

PARKING

There is a car park which is owned by the property and allows three car parking spaces along with the car port. It also has two specific allocated parking spaces for the neighbouring properties with double wooden gates leading into the garden.

