



# 1 Glebe Farm Cottages Octon

YO25 3EB

GUIDE PRICE

**£149,500**

3 Bedroom End Terraced Cottage

■ **Ulllyotts** ■  
EST 1891

01377 253456



3



1



1



Off Road  
Parking



Electric Heating

## 1 Glebe Farm Cottages, Octon, YO25 3EB

A RARE OPPORTUNITY to purchase an end of terrace cottage in a rural setting.

In need of complete modernisation and refurbishment. The property benefits from a large garden to the rear and this represents an opportunity to create something really special with a specification limited by the buyers own imagination.

The accommodation includes three bedrooms as well as attractive lounge with separate kitchen and what will form a utility room.

### OCTON

Octon is a hamlet comprising a handful of houses and farmhouses, largely bypassed by the modern world. The hamlet is situated just north of the Old Roman road known as High Street (B1253) leading from the coast to York (Eboracum)



## Accommodation

### SITTING ROOM

15' 8" x 13' 2" (4.80m x 4.02m)

### KITCHEN

11' 8" x 7' 9" (3.57m x 2.38m)

### UTILITY ROOM

7' 4" x 6' 11" (2.24m x 2.13m)

Incorporating a pantry.

### LANDING

### BEDROOM 1

14' 7" x 9' 6" (4.45m x 2.90m)

### BEDROOM 2

12' 4" x 8' 2" (3.76m x 2.51m)

### BEDROOM 3

6' 11" x 7' 4" (2.13m x 2.24m)

### BATHROOM

8' 4" x 6' 2" (2.55m x 1.88m)

### OUTSIDE

Three brick and pantile small outhouses backing onto Octon Grange Lane.

The rear garden is grassed and marked.

A proper vehicular access will need to be created off Octon Grange Lane.

A fence will need to be erected by the purchaser along the boundary between numbers 1 and 2.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 77 square metres.

### CENTRAL HEATING

The property offers electric storage heaters to the ground floor only.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



#### **SERVICES**

Mains water, electricity, telephone and private drainage.

#### **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

#### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band G.

#### **NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

#### **WHAT'S YOURS WORTH?**

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#### **VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS



Old Farm Cottage

Glebe Farm Cottage

10m 15m

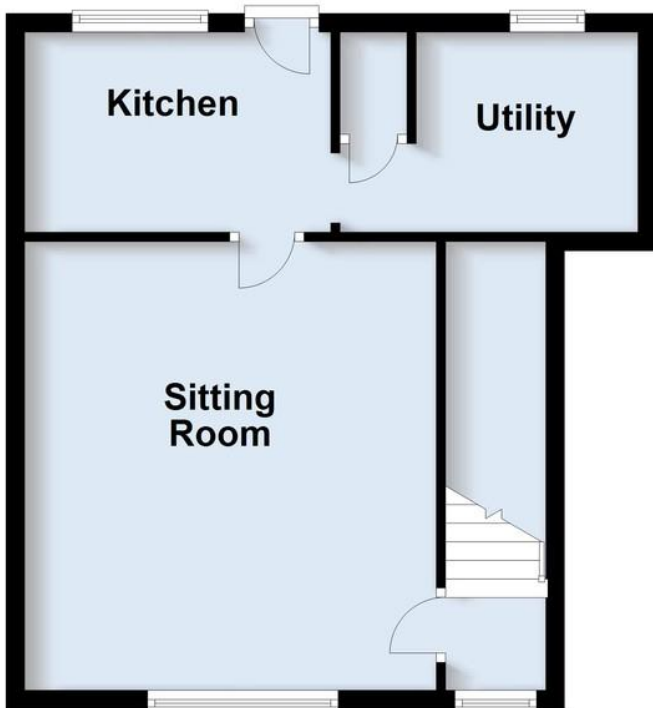
Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432

Garden outline in blue.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 77 sq m

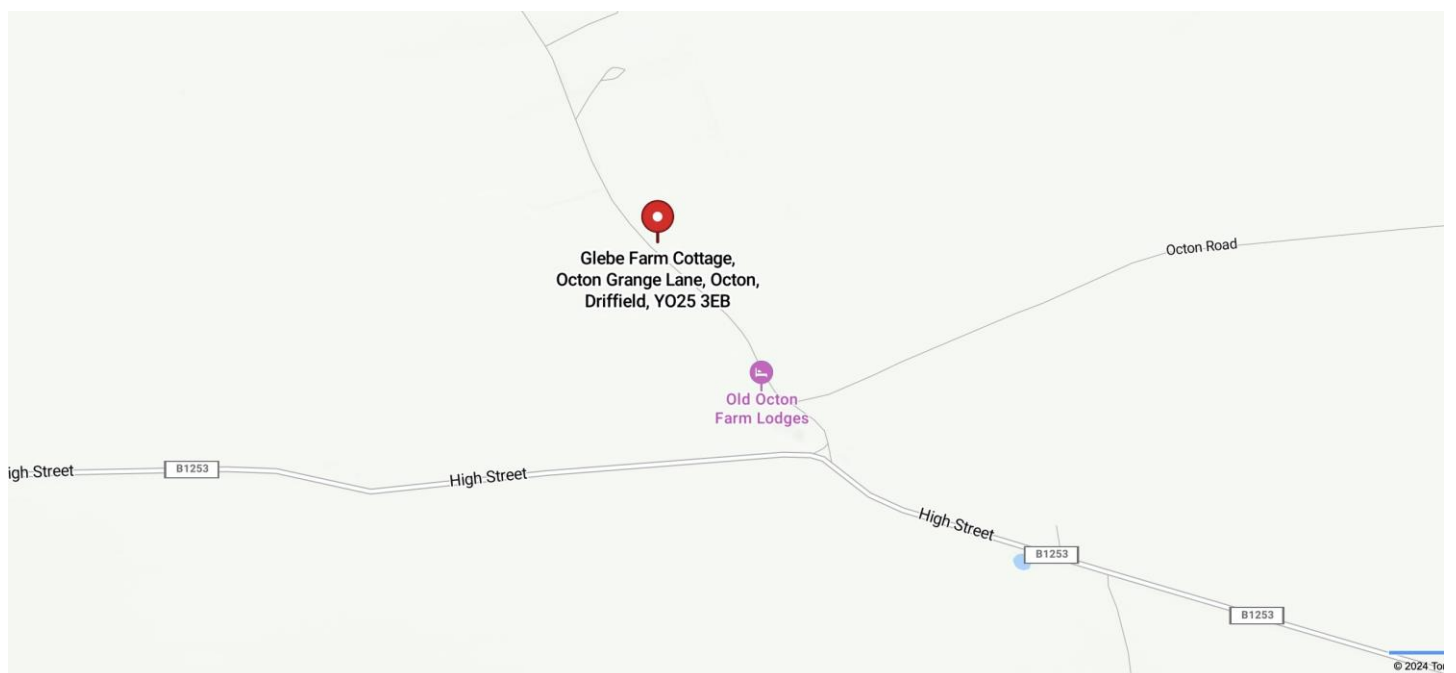
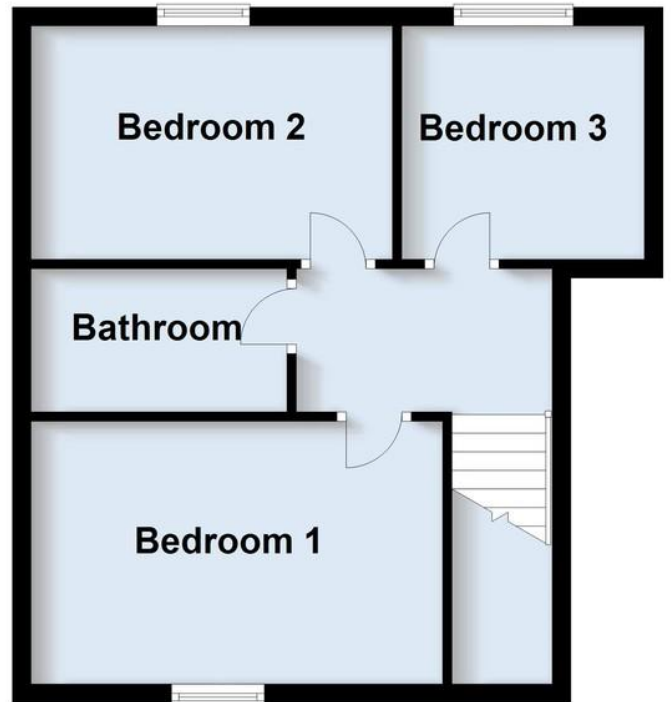
## Ground Floor

Approx. 41.8 sq. metres



## First Floor

Approx. 42.2 sq. metres



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# Ulllyotts

EST 1891



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