



New Holland Cottage  
Langtoft  
YO25 3TU

ASKING PRICE OF

£399,500

4 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456





 4
  3
  3
  Off Road Parking
  Gas (LPG) Central Heating

## New Holland Cottage, Langtoft, YO25 3TU

An **EXTREMELY DECEPTIVE AND VERSATILE PROPERTY** which has been extended extensively at ground floor level and most recently, used as a main home with adjoining annexe, but literally has scope to develop further for unlimited uses including essentially creating one large property or even for split use as a short-term holiday let with owners accommodation.

At in excess of 2,000 sq ft of accommodation, the house certainly has endless possibilities in terms of re-working the layout to the buyers own requirement.

The cottage has many features and indeed, the extension itself features an absolutely stunning open plan living space with kitchen and vaulted ceiling.

The gardens are extensive and elevated towards the rear boundary and there is also a huge scope for parking multiple vehicles with off-street parking directly off Kilham Road.

In its current form the accommodation includes main house with two reception rooms, kitchen, conservatory and three bedrooms on the first floor plus annexe with open plan lounge and kitchen, en-suite bedroom, utility and bathroom.

### LANGTOFT

Entering the village down Tye Howe Hill, the road twists and turns through the narrow main street of this traditional Yorkshire Wolds Village. Here the village is dedicated to St. Peter. Langtoft has an outdoor bowling green near to which is a memorial dedicated to one of England's oldest poets, Peter de Langtoft, born in the village in the 13th Century.





Entrance Hall



Snug



Lounge



Dining Area

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor and direct access into the main house, plus annexe, and the exterior of the property.

### SNUG

17' 3" x 9' 6" (5.28m x 2.9m)

With two front facing windows and coved ceiling.

### LOUNGE

9' 10" x 12' 2" (3.02m x 3.72m)

With exposed flooring, feature multifuel stove, rear facing window and coved ceiling.

Open plan into:

### DINING AREA

10' 11" x 9' 10" (3.35m x 3.02m)

Continuation of the wooden flooring and side facing window.

Open plan into:

### KITCHEN

10' 11" x 9' 9" (3.35m x 2.98m)

Fitted with a range of modern kitchen units finished with glossy doors and chrome handles including base and wall mounted cupboards together with worktops.

Space and provision for a Range-style cooker with extractor hood over, integrated wine rack and small breakfast bar area. Ceramic tiled floor.

Door leading into:

### CONSERVATORY

9' 11" x 10' 2" (3.03m x 3.11m)

With tiled floor and offering views over the garden. French doors leading out onto the patio.

### OFFICE

9' 7" x 4' 11" (2.93m x 1.52m)

With rear facing window.

### FIRST FLOOR

### LANDING





Kitchen



Conservatory



Office



Bedroom

### BEDROOM 1

11' 11" x 9' 7" (3.64m x 2.94m)

With front facing window, built-in wardrobes having sliding doors and radiator.

### BEDROOM 2

9' 6" x 8' 3" (2.91m x 2.53m)

With front facing window and radiator.

### BEDROOM 3

11' 5" x 6' 5" (3.48m x 1.96m)

With rear facing window and radiator.

### BATHROOM

With shower-style bath having a glass side screen, low level WC and wash hand basin. Heated chrome towel radiator. Built-in storage cupboard and rear facing window.

## ANNEXE

### HALL

With tiled floor and French doors leading out onto the rear.

### SHOWER ROOM

With walk-in shower having sliding glass doors and plumbed in mains shower. Low-level WC and pedestal wash hand basin. Tiled floor.

### UTILITY

7' 4" x 6' 6" (2.26m x 2m)

With inset sink and single drainer with mixer tap plus base cupboards and drawers along with worktops. Space and plumbing for automatic washing machine.

### BEDROOM

13' 7" x 12' 5" (4.15m x 3.8m)

A spacious room with plenty of light from the windows. Radiator.

### OPEN PLAN LOUNGE WITH KITCHEN

29' 1" x 13' 10" (8.89m x 4.23m)

A truly stunning room with vaulted ceiling and circular stain-glass window to the gable end. French doors leading out onto the garden. A multifuel stove forms the focal point of the room which also features ceramic tiled floor and windows providing plenty of light.

The kitchen features base and drawer cupboards with worktops over, wall mounted cupboards to match and full height storage cupboards. Space for cooker with extractor hood in situ, inset sink with single drainer and mixer tap.

### OUTSIDE





Bedroom



Bedroom



Bathroom



Annexe - Hall

The gardens are a particular feature of the property and immediately adjacent to the house is a large decked area. This gives way to an extensive area of grassed garden with side planted borders and shrubs. The garden itself is elevated towards the rear boundary. A timber shed is also included along with a summerhouse.

To the side of the property is vehicle access and this leads to the rear where there is parking for multiple vehicles.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

#### CENTRAL HEATING

The property benefits from gas (LPG) fired central heating to radiators. The boiler also provides domestic hot water.

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

#### TENURE

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

#### SERVICES

All mains services are available at the property.

#### COUNCIL TAX BAND

House - Band B.

Annexe - Band A.

#### ENERGY PERFORMANCE CERTIFICATE

House – Rating F.

Annexe - Rating D.

#### 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.

#### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS





Annexe - Shower Room



Annexe - Kitchen



Annexe - Open plan lounge with kitchen



Annexe - Open plan lounge with kitchen



Decking Area





Garden

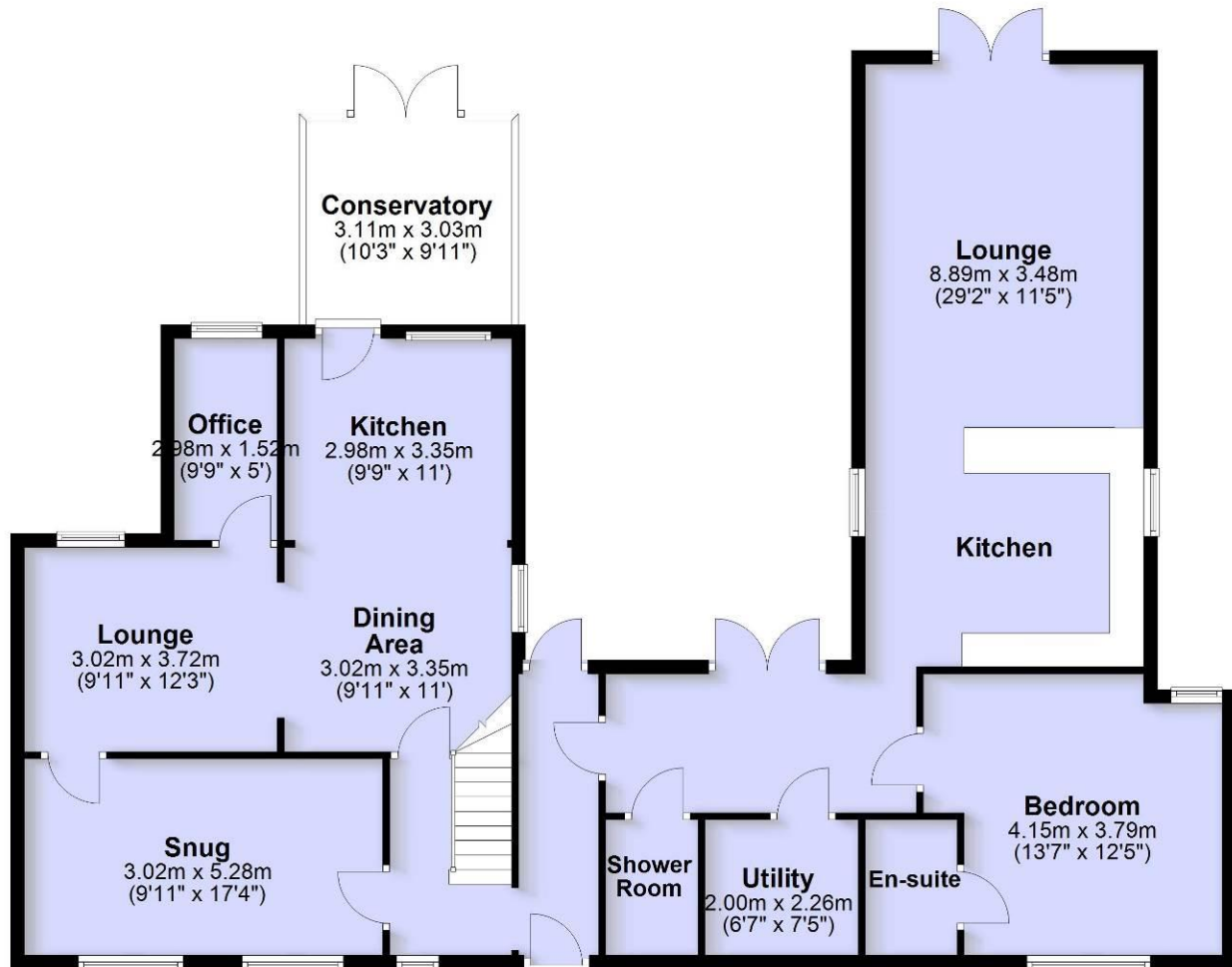


Side of property



The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

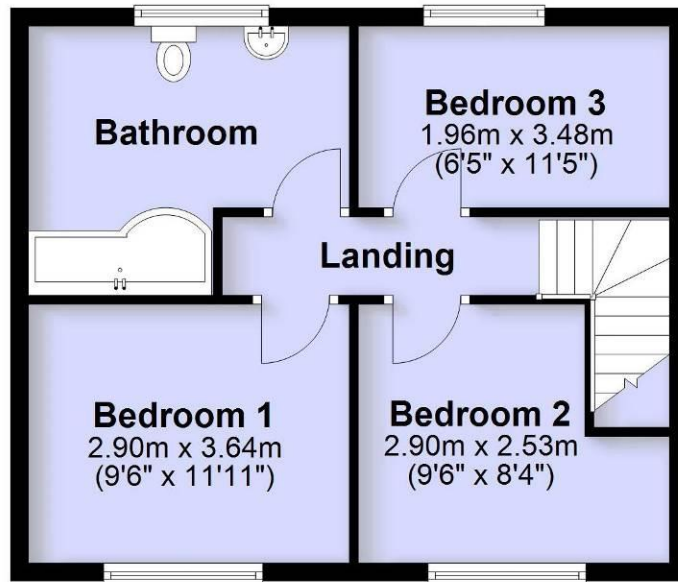
### Ground Floor



**New Holland Cottage, Langtoft**



## First Floor





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# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*



# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk

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