



36 Main Street  
Buckton

YO15 1HU

ASKING PRICE OF

**£400,000**

4 Bedroom Semi-Detached Cottage with 2 Paddocks

■ **Ulllyotts** ■  
EST 1891

01262 401401



Drive



4



2



2



Off Road  
Parking



Gas Central Heating

## 36 Main Street, Buckton, YO15 1HU

This four-bedroom semi-detached cottage exudes rustic charm with its characteristic feature beams, nestled within a serene landscape. Situated in just under an acre of land, this picturesque property boasts a tranquil ambiance and ample space for both relaxation and outdoor activities. With a converted stable currently used as a yoga studio, outside sun room and paddock this property certainly has a lot of scope for the right buyer.

Inside, the property briefly comprises, a 'boot room' entrance with downstairs WC and utility, open plan living, kitchen and diner, separate lounge with log burner, four good sized bedrooms upstairs, the

master bedroom benefits from an en-suite and main family bathroom.

Buckton links through into Bempton village which has a church, new village hall, public house, village store and Primary School. There is a British Rail link at Bempton which is on the Scarborough to Hull line.





Entrance Hall



Kitchen



Open plan living



Staircase

## Accommodation

### BOOT ROOM ENTRANCE

The entrance is via a side uPVC glazed door into a light and airy 'boot room' entrance hall, with tiled flooring, radiator, inset spot lights, built in breakfast bar with matching chairs which adds a rustic feel to the entrance which follows on throughout the property, doors to storage cupboards and:

### WC

With WC, vanity wash hand basin, heated towel ladder, frosted window to rear elevation inset spot lighting, with brick effect laminate flooring and handily place shelving for additional storage.

### UTILITY ROOM

With wood effect work surface, space and plumbing under the counter for a washing machine, dryer, tall fridge and freezer. A wall mounted gas central heating boiler, brick effect laminate flooring and frosted window to rear elevation.

### OPEN PLAN KITCHEN LIVING & DINING AREA

The open plan kitchen, living and dining area embodies a cosy yet functional layout. The kitchen offers ample space for meal preparation and storage. With a range of sage green wall units and cream base units with contrasting black work top over, 1 1/2 bowl composite sink with mixer tap over sits below the

window to the rear elevation. Space for freestanding Rangemaster (not included) oven with extractor fan fitted over. Built in fridge and freezer, dishwasher and pull-out larder cupboards for additional storage. Tiled splash back, radiator, inset spot lighting, tiled flooring throughout the kitchen living and dining area.

Feature beams fill the rest of the living and dining area, this area is definitely the heart of the home and benefits from a window to the front elevation allowing natural light and fitted shutters. The stairs go from here to the first-floor landing and door to:

### SNUG

The snug is a gorgeous living area that sits separately to the main living kitchen and dining space which offers a cosy yet rustic space. With a window to the front elevation, wooden flooring, feature beam, at the centre of the snug stands a log burner set upon a stone hearth. Above the log burner sits a prominent feature beam which also add character to the cosy room.

### FIRST FLOOR LANDING

The first floor landing is a hub for all upstairs rooms and benefits from a window to the side elevation, radiator, storage



Snug



Feature Fireplace



Bedroom 1



Ensuite

cupboard and doors to all upstairs rooms.

### MASTER BEDROOM

A minimalistic master bedroom with wood flooring, window to the front elevation, loft hatch, radiator and door to :

### ENSUITE

A beautiful ensuite with a vanity wash hand basin which provides a full wall of storage for cosmetic products and additionally has inset spot lighting, a low level WC, quadrant shower with folding door with tiled surround, thermostatic shower and extractor fan. With herringbone effect vinyl flooring and partially tiled walls.

### BEDROOM 2

With laminate flooring, radiator and window to the rear elevation.

### BEDROOM 3

With a good side storage cupboard which provides hanging space, radiator and window to front elevation.

### BEDROOM 4

With built in wardrobes with sliding mirrored doors, laminate flooring, radiator and window to the rear elevation.

### BATHROOM

A stylish and modern bathroom with panelled bath and shower over, wash hand basin, WC, heated towel ladder, extractor fan, inset spot lighting, laminate flooring, partially tiled walls with feature at the centre of the bath behind the taps and frosted window to rear elevation.

### CENTRAL HEATING

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

### DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

### OUTSIDE

Vehicular access to the property is via double gated which leads on to a large block paved area offering parking for numerous vehicles. To the left of the entrance is a quaint seating area with a pergola style frame weaved with greenery and a bench for a tranquil spot.

As you travel further up the driveway to the left lies an elevated gravelled garden with colourful shrubs and plants. A greenhouse is currently in situ and vegetable patch and also benefits from a lawned area beyond the greenhouse.





Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

To the right there are steps up to a brick-built summer house which offers another seating area in addition to the main residence. The summer house has been decorated with a serene feel and has wood flooring and benches to compliment the quirky feel.

To the rear of the summer house is a converted double stable which has been used by the current owner as a yoga studio with uPVC French doors for access. This could easily be converted back to a stable should the new owners require that facility.

A gate separates the cottage gardens from first paddock which has a fenced boundary and is separate to the second paddock which is currently used as an orchard, the current owners have planted fruit trees beyond the 'Shedquarters' which is currently being used as a wood store but has the potential for different uses by the next owner and could easily be another stable for equine use.

#### TENURE

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

**COUNCIL TAX BAND - RATED C**

#### ENERGY PERFORMANCE CERTIFICATE – RATED C

#### SERVICES

All mains services are available at the property.

#### 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





Summer House



Summerhouse



Terrace



Grounds



Front Elevation





Paddock



Grounds



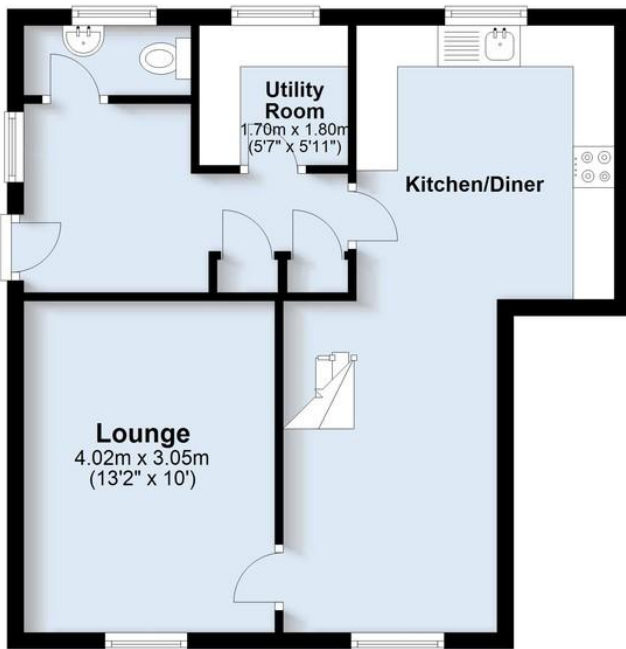
Wood store



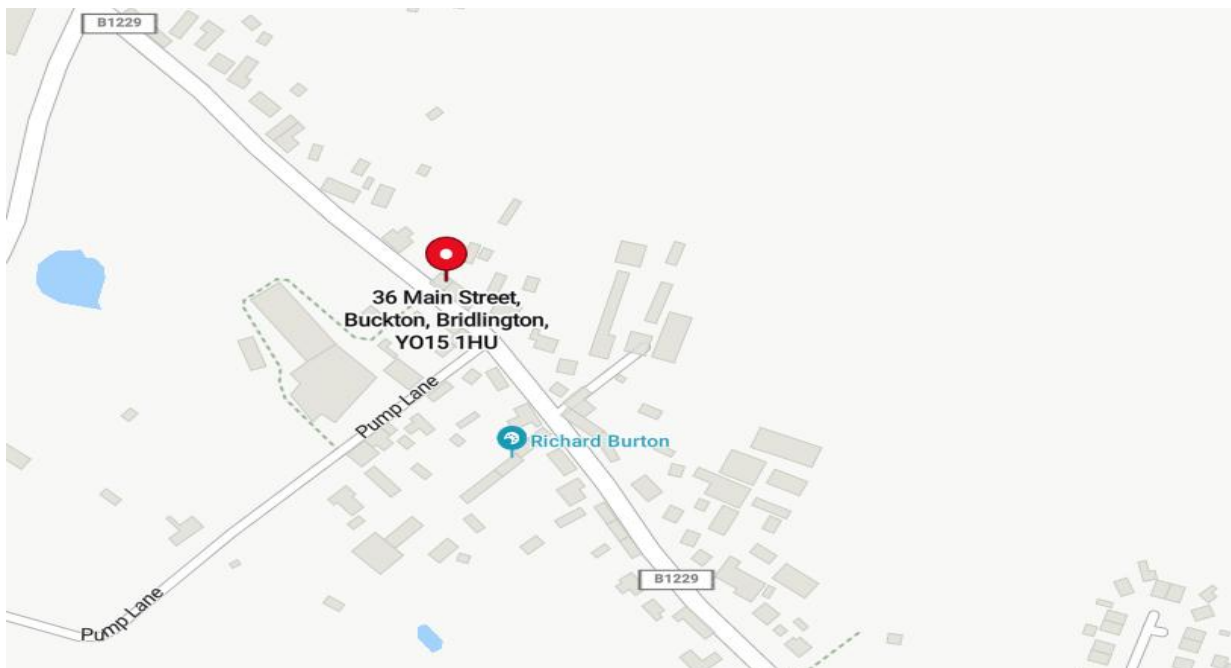
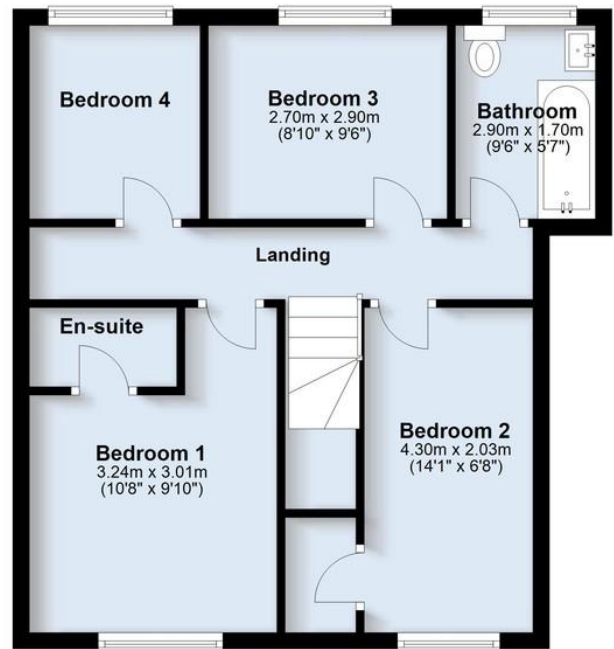
Stable Block

The stated EPC floor area, (which may exclude conservatories),  
is approximately 114 sq m

**Ground Floor**



**First Floor**

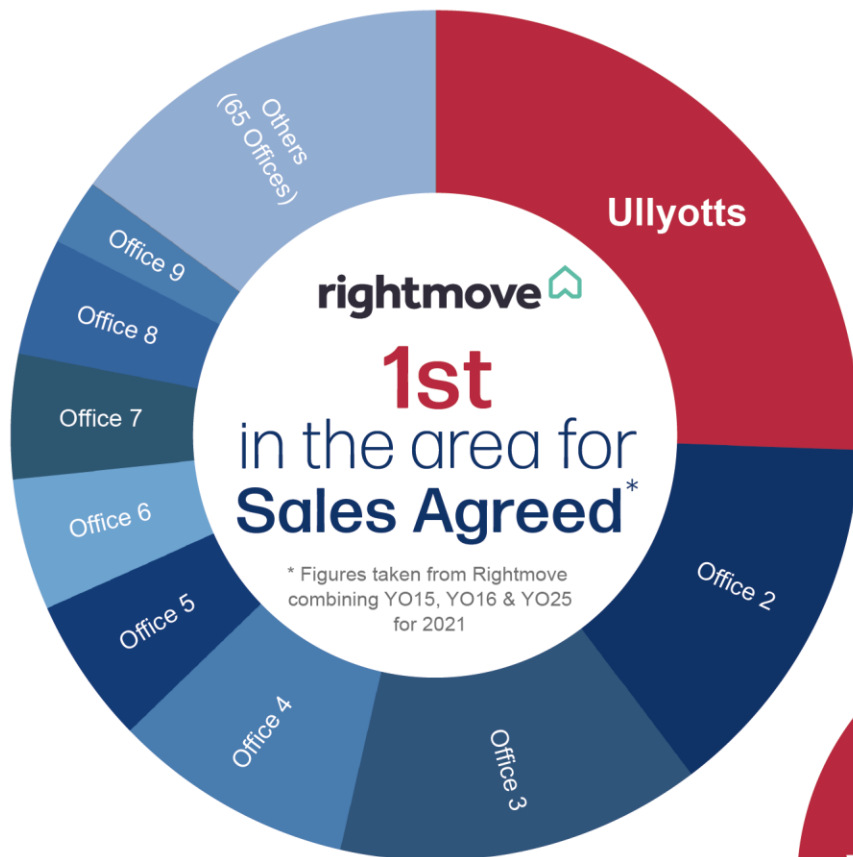













# Why Choose Ulllyotts?



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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. ”*



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