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**Limb**  
MOVING HOME



*7 Main Street, Hotham, East Yorkshire, YO43 4UF*

📍 Detached Period Cottage

📍 Bursting With Character

📍 Beautifully Presented

📍 Council Tax Band = E

📍 3 Bedrooms

📍 Walled Garden

📍 Sought After Rural Village

📍 Freehold/EPC = E

£360,000

## INTRODUCTION

Enjoying a delightful position close to St Oswalds church within this highly desirable rural village is this charming detached cottage. Understood to originally date from the 18th century with later additions, the property has been significantly and sympathetically refurbished and enhanced by the current owner to create a beautiful home. With many period characteristics the property combines the traditional features of modern day living. The accommodation is depicted on the attached floorplan and arranged over two floors with recent refurbishment work including renewal of windows, doors and kitchen. The accommodation briefly comprises a lovely spacious entrance hallway which would accommodate a study area, an attractive living room with wood burning stove and separate dining room with a further stove and patio doors out to a courtyard. There is a good sized well fitted breakfast kitchen with extensive range of units and appliances. At first floor there are three good sized bedrooms with the luxurious main enjoying countryside views and has an en-suite facility plus a walk through dressing room. The further two bedrooms are served by a stylish bathroom with claw footed bath. The accommodation boasts oil fired central heating to radiators and bespoke double glazed windows. The enclosed courtyard garden enjoys a westerly facing aspect. In all, one not to be missed!



## LOCATION

The property lies within Hotham conservation area. Hotham is one of East Yorkshire's prettiest and most desirable villages surrounded by beautiful Wolds countryside yet ideally placed for travel/commuting with junction 38 of the M62 motorway only some four miles distance. Convenient access is also available to York (21 miles), Hull (16 miles), Beverley (18 miles) and Market Weighton (4 miles). A mainline railway station is located approximately 6 miles away at Brough. This highly regarded village comprises a varied mix of properties from delightful cottages through to some of the finest homes in the region. Within the village lie a Norman church, village hall and a very popular public house/restaurant. The village is under the York postcode and the local authority is the East Riding of Yorkshire council.



## ACCOMMODATION

A beautiful coloured solid wood entrance door opens to:

## ENTRANCE HALLWAY

A warm and welcoming hallway with varnished floorboards, classic style radiator and a staircase leading up to the first floor with cupboard beneath.



## LOUNGE

With sash windows to both front and rear elevations. The focal point of the room is a log burner to the chimney breast with timber mantel above, shelving to alcoves.



## DINING ROOM

A stylish room with decorative panelled ceiling with centre Yorkshire roses, part panelling to the walls, period fire surround housing a log burner upon a quarry tiled hearth, varnished floorboards and double doors opening out to the rear garden.



## BREAKFAST KITCHEN

Fitted with an extensive range of contemporary shaker style units and contrasting work surfaces. There is a ceramic sink and drainer with antique style mixer tap, Range cooker with Range Master extractor hood above, integrated dishwasher and larder fridge. Tiling to the floor, window overlooking the garden and external access door leading out. To one corner lies a deep cupboard housing the oil fired central heating boiler.



## FIRST FLOOR

### LANDING

## DRESSING ROOM

Plenty of space for wardrobes etc.. To one corner lies a airing cupboard housing the lagged hot water tank and shelving,



## BEDROOM 1

A delightful room with two picture windows allowing light to flood in.



### EN-SUITE SHOWER ROOM

With white suite comprising wash hand basin, low level W.C., large shower cubicle with rainhead and handheld shower system, tiled surround and tiling to the floor, heated towel rail.



### BEDROOM 2

Window to front elevation providing a view of the church.



### BEDROOM 3

Window to front elevation providing a view of the church.



### BATHROOM

A stylish white suite comprising low level W.C., wash hand basin and cabinet, oval shaped claw footed bath, tiled floor, decorative panelling to walls, access to roof void.



## OUTSIDE

The rear garden is extensively paved for ease of maintenance complimented by shrubbery to borders. Attractive Yorkshire stone wall to far boundary. Pedestrian access is gained from the front of the property to the garden through a gate.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







