



Lavender Cottage Millfield
Sherburn, North Yorkshire YO17 8QF
Guide price £265,000


WILLOWGREEN
ESTATE AGENTS

Lavender Cottage is a three bedroom cottage dating back to circa 1850, sitting on a plot approximately a quarter of an acre with South facing garden, hot tub and countryside views towards the Wolds and the Vale of Pickering.

The property benefits from double glazing, newly installed gas central heating (fitted May 2024) and briefly comprise; entrance hall, dining room, sitting room, kitchen, bathroom and bedroom 3 to the ground floor. Upstairs to the first floor is a landing area leading two double bedrooms main with fitted wardrobes. Outside we have gardens to the front and side, all mainly set to lawn, with a driveway leading to a wooden garage and a patio area where the Hot Tub sits.

Subject to planning there is further development for potential extensions/ detached annexe.

Sherburn is a village that has a range of amenities to include general store, post office, doctors surgery and public house and primary school. The village also gives easy access to the Coast, Dalby forest, and the North Yorkshire Moors offering a fantastic range of walks and activities for a wide range of age groups. Malton is within 8 miles and is aptly named the food capital of north due to its food festivals, cafes, restaurants and coffee shops, with local shops, banks and supermarkets the town is well equipped.

EPC RATING TBC



KITCHEN

A modern kitchen with quartz countertops, Belfast sink, ceramic hob, and integrated microwave, oven, fridge freezer, and dishwasher. Features a new composite door and plinth fan heater. South facing window overlooking the garden. Includes a concealed walk-in utility cupboard with a new gas boiler (installed May 2024) and washing machine connections.

DINING AREA

Wood burning stove set within original stone fireplace with a large radiator opposite. Television and telephone point. Two south facing windows to the front. Open plan, with archway leading to the living room

LIVING ROOM

Two large west facing windows with radiators underneath. French doors leading to the conservatory with views overlooking the garden. Oak style flooring throughout.

CONSERVATORY

Tiled floors, door opening onto the garden. Radiator and power points.

BATHROOM

Walk in shower, W/C, hand basin, heated towel rail. Fully tiled walls and floor with window to the side elevation.

STUDY/BEDROOM THREE

To the right of the stairs lies a potential third bedroom or office space equipped with under stair storage. Radiator and power points.

FIRST FLOOR LANDING

BEDROOM ONE

With dual aspect windows overlooking the Wolds the main bedroom is complete with exposed beams and generous built in storage. Radiator and power points.

BEDROOM TWO

The second bedroom on the first floor also benefits from built in storage that extends over the stairs. Large west facing window which provides views extending to the Vale of Pickering. Radiator, power and tv points.

OUTSIDE

Outside

- Electric double gates lead to an large gravel driveway (approx 30 meters in length)
- Overall plot amounts to around 0.25 acres
- The gardens face south and are mostly laid to lawn which enjoy a good level of privacy due to a combination of mature hedging and fencing.
- A few shallow steps lead down to the cottage from the main part of the garden to a graveled area which wraps around the property (very sheltered and a sun trap! Great space for entertaining.)
- In front of the conservatory is a decked area with a hot-tub (this will be staying)
- Large garage with concrete flooring and electric roller garage door.
- Additional metal outbuilding to the side of the garage which provides further storage.
- Large concrete pad to the right of the driveway equipped with drainage
- A mix of grass, trees and bushes form the remaining part of the garden which extends past the right hand side of the garage and to the fence. Given the level of outside space, there is scope to further develop the plot, subject to securing any appropriate consents.

COUNCIL TAX BAND C

TENURE

Freehold

SERVICES

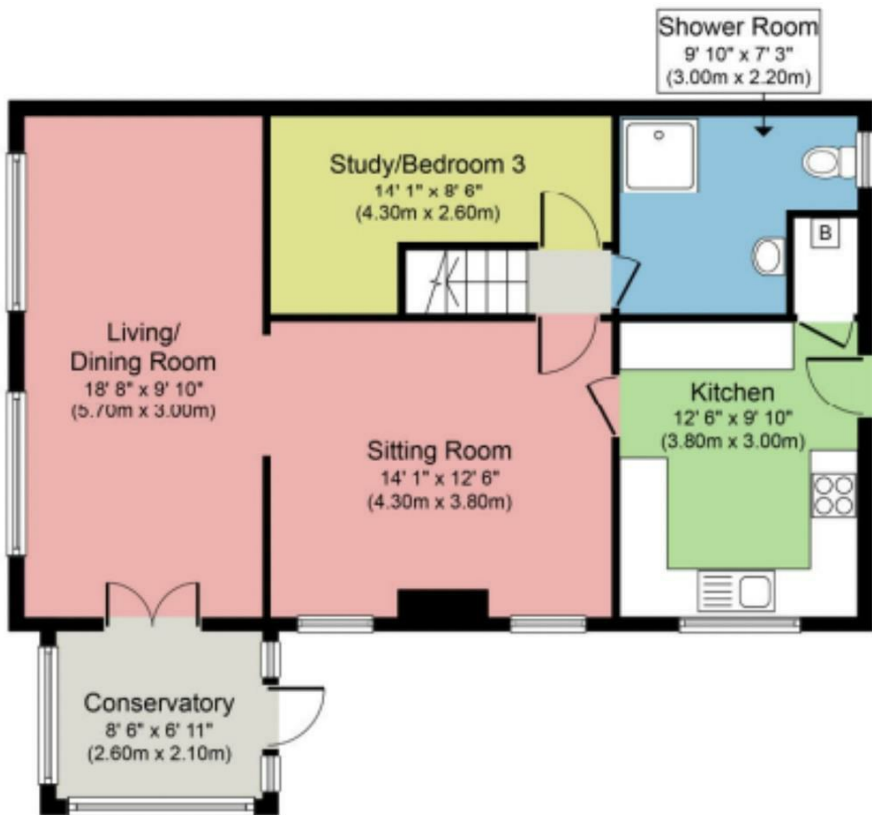
LPG Gas, Electric, Mains drainage

GARAGE

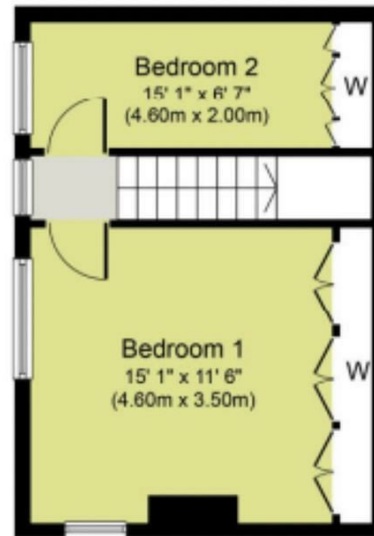
11'5" x 32'9" (3.5 x 10)



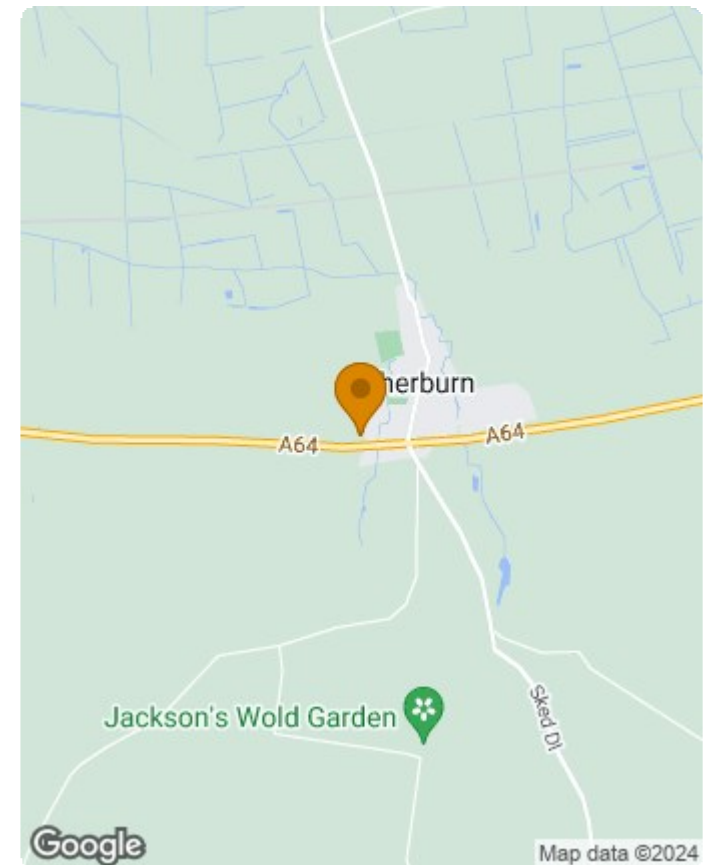




Ground Floor
Approximate Floor Area
777 sq. ft.
(72.2 sq. m.)



First Floor
Approximate Floor Area
292 sq. ft.
(27.1 sq. m)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398