



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(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		59	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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# WILLOWGREEN

## ESTATE AGENTS



## Church Cottage, Scrayingham, York, North Yorkshire, YO41 1JD

### Guide price £645,000

Church Cottage is a detached charming family home dating back to the 1800's set within this idyllic village location. Having under gone a vast scope of works by the current owners including: roof, double glazed windows, rewire, heating and pressure water system.

This period home occupies a desirable plot set within 1/3 acre and sits back with no neighbouring properties to the rear. In brief this home comprises, entrance, breakfast country kitchen with dining area and bi-fold doors onto rear garden, utility room/guest WC. There is also a formal dining room with log burner and door to rear, study, open sitting/family room with log burner and dual aspect windows and ground floor bathroom. To the first floor there are five bedrooms and a family bathroom.

Outside, the property has an enclosed rear garden which is mainly laid to lawn with a range of trees and shrub borders, patio area, sheds with power and side access. To the front of the property there is driveway parking for multiple vehicles.

Scrayingham is a peaceful, rural village located amidst the attractive scenery of the Aldby Park estate; it is only 3 miles from Stamford Bridge which offers a variety of local amenities and public transport (including regular bus service, shops and restaurants). It is in the catchment area for the well-regarded Leavening Primary School as well as several Independent schools (Pocklington school and Terrington Preparatory). Further facilities can be found in the nearby market towns of Malton and Pocklington, both around 8 miles distant. The historic Minster city of York is only 10 miles away where the mainline Railway station provides regular services across the country.

EPC Rating D





ENTRANCE

5'11" x 9'0" (1.81m x 2.75m)  
Window to side aspect, stone flooring.

KITCHEN

9'11" x 15'11" (3.04m x 4.87m)  
Window to front aspect, oak wood flooring, beamed ceiling, range of oak wall and base units with granite work tops, range gas cooker, integrated fridge/freezer, integrated dishwasher, tiled splash back and steps to dining area.

DINING AREA

12'9" x 12'5" (3.89m x 3.81m)  
Window to side aspect, bi-fold doors to rear aspect, wood flooring, power points and radiators.

UTILITY ROOM/ GUEST CLOAKROOM

6'4" x 12'5" (1.95m x 3.81m )  
Windows to side aspect, range of wall and base units with sink, space for washing machine, extractor fan and stone flooring.

DINING ROOM

10'6" x 13'10" (3.22m x 4.23m)  
Window to front aspect, door to rear aspect, beamed ceiling, wood burner with brick surround, storage cupboard, radiators and power points.

REAR HALL

11'11" x 4'4" (3.64m x 1.33m)  
Radiator, understairs storage cupboard, storage cupboard and power points.

GROUND FLOOR BATHROOM

8'7" x 8'2" (2.64m x 2.51m )  
Velux window to rear aspect, bath, shower, low flush WC, sink with vanity and radiator

SITTING ROOM

12'0" x 25'7" (3.66m x 7.80m )  
Windows to front, door to side aspect, Velux to rear, log burning stove, power points and radiators.

STUDY

12'0" x (3.66m x )  
Window to side, radiator and power points.

FIRST FLOOR LANDING

Velux window to rear, fitted wardrobes, power points and radiator.

BEDROOM ONE

16'2" x 17'0" (4.94m x 5.19m)  
Window to front side and rear aspect, power points, radiators.

BEDROOM TWO

14'10" x 8'2" (4.54m x 2.51m)  
Window to front aspect, power points, radiator.

BEDROOM THREE

11'9" x 7'3" (3.59m x 2.21m )  
Window to front aspect, power points, radiator.

BEDROOM FOUR

9'10" x 7'9" (3.02m x 2.37m )  
Velux windows to side aspect, power points, radiator.

BEDROOM FIVE

8'8" x 12'2" (2.66m x 3.72m )  
Window to front aspect, power points, radiator.

BATHROOM

5'0" x 5'9" (1.53m x 1.76m )  
Window to side aspect, fully tiled panel enclosed bath with overhead shower, low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan.

OUTSIDE

Outside, the property has an enclosed rear garden which is mainly laid to lawn with a range of trees and shrub borders, patio area, sheds with power and side access. To the front of the property there is driveway parking for multiple vehicles.

SERVICES

Oil fired central heating, septic tank, LPG gas cylinder for Range cooker.

