



## The Village, Haxby, York £750,000

A wonderfully presented cottage boasting an abundance of character throughout with superbly maintained gardens and a detached one bedroom annexe within walking distance to Haxby's local amenities





## Main Property

Upon entering the property is a spacious sitting room with exposed timber ceiling beams. There is a feature fireplace with log burning stove acting as the focal point of the room with brick surround and timber mantle. There is also a staircase leading up to the first floor living accommodation which benefits from understairs storage space.

Through the sitting room is the breakfast kitchen which has bi-folding doors leading out to the garden. There are a combination of base and wall storage units with laminate preparation surfaces incorporating a 1 1/2 sink with drying area. The kitchen has a range of integrated appliances including Zanussi oven, microwave, dishwasher, and 4 ring induction hob as well as a stylish breakfast bar and space for a freestanding fridge/freezer.

Accessed off the kitchen is utility room, which has space for washing provisions, and convenient WC. There is also a side access door leading out to the parking area.

To the first floor are four well-proportioned bedrooms with bedroom one being a spacious double with exposed timber ceiling beams and fitted wardrobes. There is also an ensuite shower briefly comprising a shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

The house bathroom has part-tiled walls and is spacious in size with a large corner shower cubicle, jacuzzi style bathtub, low flush WC and wash hand basin.



## The Barn

The Barn is a separate open-plan one bedroom annexe positioned next to the main property.

To the downstairs of The Barn is a kitchenette with electric hob and oven, wall and base storage units, sink and washing machine.

Stairs then lead up to the spacious first floor which is open plan in design with French doors leading out on to the balcony. There is ample room for a double bed and seating as well as a shower room with shower cubicle, low flush WC and wash hand basin.

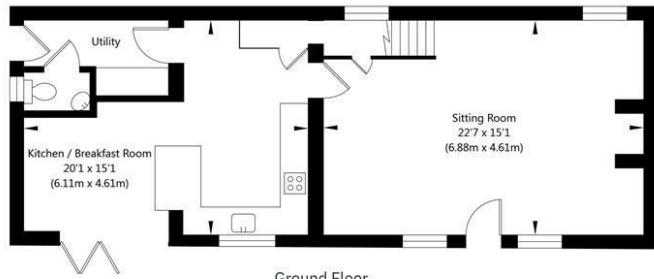
The ground floor of the barn also offers a substantial storage space/workshop area with power connected.

## Outside

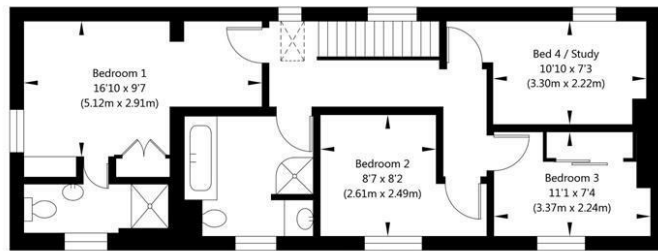
The garden is located towards the front of the of the property and faces west. There are large lawned and patioed areas, ideal for entertaining guests with an array of trees, established borders and flowers. The mature, well-kept garden has been immaculately maintained and also benefits from two timber storage shed and a greenhouse.

The property has a gated entrance to the eastern side allowing for off-street parking.

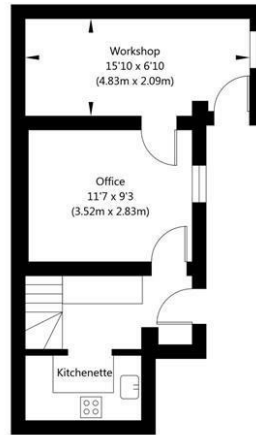




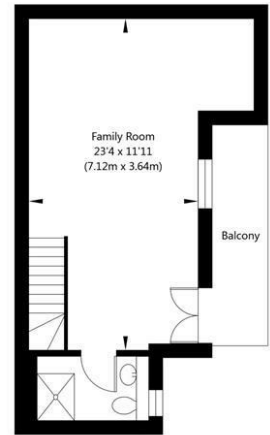
Ground Floor



First Floor



Guest House (Ground Floor)



Guest House (First Floor)

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NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Total Gross Internal Floor Area: Approx. 2007 SQ FT / 186.55 SQ M  
 Ground Floor Approx. 664 SQ FT / 61.72 SQ M  
 First Floor Approx. 663 SQ FT / 61.63 SQ M    Guest House (Ground Floor) Approx. 338 SQ FT / 31.43 SQ M  
 First Floor (Guest House) Approx. 342 SQ FT / 31.77 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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