



## Archer House

Yedingham, YO17 8SL

Offers Over £450,000



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## Offers Over £450,000



A beautifully renovated cottage, set in an impressive position on the edge of this lovely North Yorkshire village. The property offers far reaching views over open countryside and has been tastefully designed throughout, whilst retaining much of the properties original charm and character. The cottage offers three good sized bedrooms and bathroom to the first floor with the ground floor offering a cinema room, sitting room with cosy wood burning stove, study area and a bespoke fitted country style kitchen. Leading off the kitchen is the sunroom/diner, with it's impressive views then leading through to a useful utility with Belfast style sink and additional guest cloakroom. Externally is what really sets this property aside with it's mature, private gardens offering space and tranquility with it's own summerhouse which has been converted into a garden bar, a perfect place to entertain on those warm summer evenings. Overall this home is a one off with the most perfect surroundings, plenty of space and secure parking to the front. The property also benefits from planning permission to extend if desired.

- Stylish country cottage set in an extensive plot
- Summerhouse/garden bar set in a fantastic sized, private garden
- Cinema Room / Second reception
- Newly renovated throughout
- Amazing open views surrounding the property
- Sunroom overlooking rolling fields
- Ground floor utility and guest WC
- Parking for multiple vehicles to the front and side
- Bespoke fitted kitchen
- Stunning village location

### Entrance Hall

5 x 5'11 (1.52m x 1.80m)

Wood effect door to the front aspect. Slate flooring. Two stained glass leaded windows to the side aspect and latch style door to;

### Sitting Room

12 x 13'7 (3.66m x 4.14m)

Radiator, TV point, feature painted beams, wood burning stove set in a brick surround with stone hearth. Inset shelving, double glazed window to the front aspect.

### Cinema Room/ Second Reception Room

10'4 x 12 (3.15m x 3.66m)

TV point, radiator, double glazed window to the front aspect and recess lighting.

### Study Area

14'2 x 9'8 (4.32m x 2.95m)

Understairs storage area, part panelling to the walls,

radiator, stairs leading to the first floor and UPVC window to the rear and side aspects. Plenty of space for a study or snug area.

### Kitchen

13'4 x 8'12 (4.06m x 2.44m)

Bespoke, fitted wall and base units, solid oak tops, double Belfast style sink, electric cooker point, extractor hood, recess lighting and storage cupboard and opening to;

### Sun Room/ Dining Room

20'5 x 5'8 (6.22m x 1.73m)

Radiator, sliding doors leading out to the garden, double glazed full length windows to take in the lovely views, two skylight windows and recess lighting.

### Utility Room

8'3 x 5'8 (2.51m x 1.73m)

Belfast style sink, heated towel rail, base units with solid oak tops and UPVC window to the side aspect.

### Guest WC

8'3 x 2'8 (2.51m x 0.81m)

Low flush WC, wash basin which is wall mounted, UPVC window to side aspect and an extractor fan.

### First Floor Landing

Radiator and storage cupboard.

### Master Bedroom

12'9 x 10'3 (3.89m x 3.12m)

Fitted wardrobes, radiator and double glazed window to the front aspect.

### Bedroom Two

10'3 x 12'5 (3.12m x 3.78m )

Double glazed window to the front aspect, radiator and fitted wardrobes.

### Bedroom Three

8'2 x 11'3 (2.49m x 3.43m)

Traditional style radiator, sloping ceilings, fitted walk in wardrobe and part panelling to walls.

### House Bathroom

8'1 x 6'2 (2.46m x 1.88m)

Bath, low flush WC, vanity basin, shower over bath, mermaid board, sloping ceilings and skylight window.

### Exterior

To the front of the cottage is a gravelled drive providing plenty of secure parking with front lawned garden with hedges and double gates to the drive.

To the rear there is an extensive lawned garden with stunning open views. The garden is mature and well stocked with shrubs and hedging. There are also two sheds and a summer house/ garden bar. There is also a hot tub which could stay, subject to negotiations.

### Services

Gas central heating, mains water, electric and septic tank.

### Counci Tax Band D



## Road Map



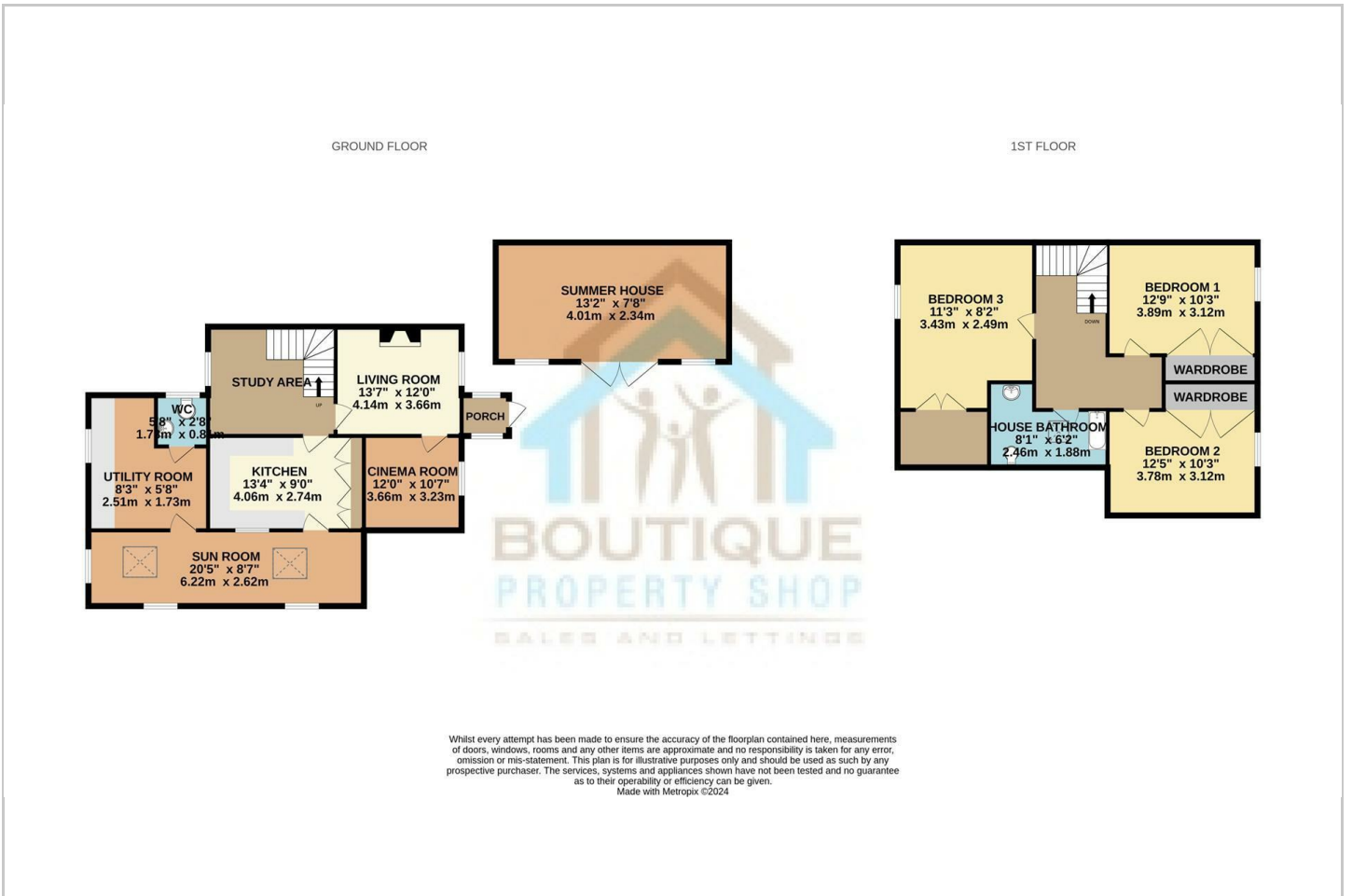
## Hybrid Map



## Terrain Map



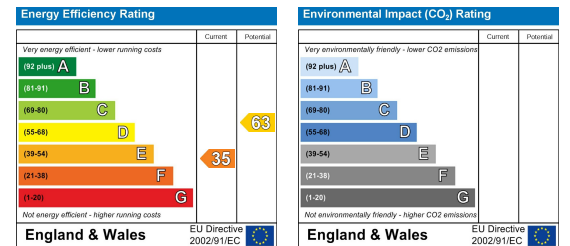
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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