



Main Street

Huby, York, YO61 1HQ

Price Guide £525,000



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STYLE - Delightful Period Cottage

HIGHLIGHTS - Original Features, Beamed Ceilings, Exposed Brick Chimney Breasts. Two Receptions, Breakfast Kitchen, Home Study. Three Doubles. Generous Gardens, Off Street Parking.

THREE WORDS - Character. Village. Community.

### CHARMING COTTAGE IN THE HEART OF HUBY

Nestled in the picturesque village of Huby, The Old Forge is a delightful double-fronted period cottage that has been a cherished family home for over 40 years. The property boasts a generous plot and is set back from Main Street, offering privacy and tranquillity behind a mature hedge.

### STEP INSIDE

Upon arrival, you'll find ample off-street parking and a pretty front lawn leading to the welcoming entrance hall. Inside, the cottage is brimming with character, featuring beamed ceilings and exposed chimney breasts that echo its rich history.

The ground floor offers two inviting reception rooms overlooking the front garden. The dining room exudes warmth with its feature exposed brick fireplace and wood-burning stove, while the second reception room charms with an electric wood-burning fire and exposed brick chimney breast. The breakfast kitchen, with its cottage vibe, provides garden views and is equipped with Shaker-style cupboards and all the modern conveniences a busy cook requires. An access door leads to the courtyard garden, perfect for seamless indoor-outdoor living.

Additionally, the ground floor includes a versatile home office/work room, utility, and a convenient WC. There is a stable door to the garden.

### UPSTAIRS

Ascend the stairs to a galleried landing to discover three generous double bedrooms, each with built-in cupboards, offering ample storage space. The bathroom is well-appointed with a free standing bath, separate shower cubicle, and useful linen cupboards.





## OUTSIDE

Outside, the low-maintenance courtyard garden is a haven for garden enthusiasts, with paved areas ideal for displaying flowering plants. Enjoy alfresco dining in the seating areas that capture the sun throughout the day. A summer house and timber shed complete the outdoor space.

With oil-fired central heating, newly replaced windows and doors, and no onward chain, The Old Forge is ready for its next chapter. Embrace village life in this charming home, where community spirit and period charm combine seamlessly.

## LOCAL LIFE IN HUBY

Huby is a quintessential Yorkshire village offering an idyllic lifestyle and with a friendly community, there is always plenty going on right on the doorstep.

The village hall has plenty of activities, exercise classes and clubs. The local church also holds regular clubs, gardening club and brownies to name but a few. There is a highly regarded Primary School.

Huby enjoys a village shop and post office, so no need to get in the car for all those essentials and forgotten bits and bobs!

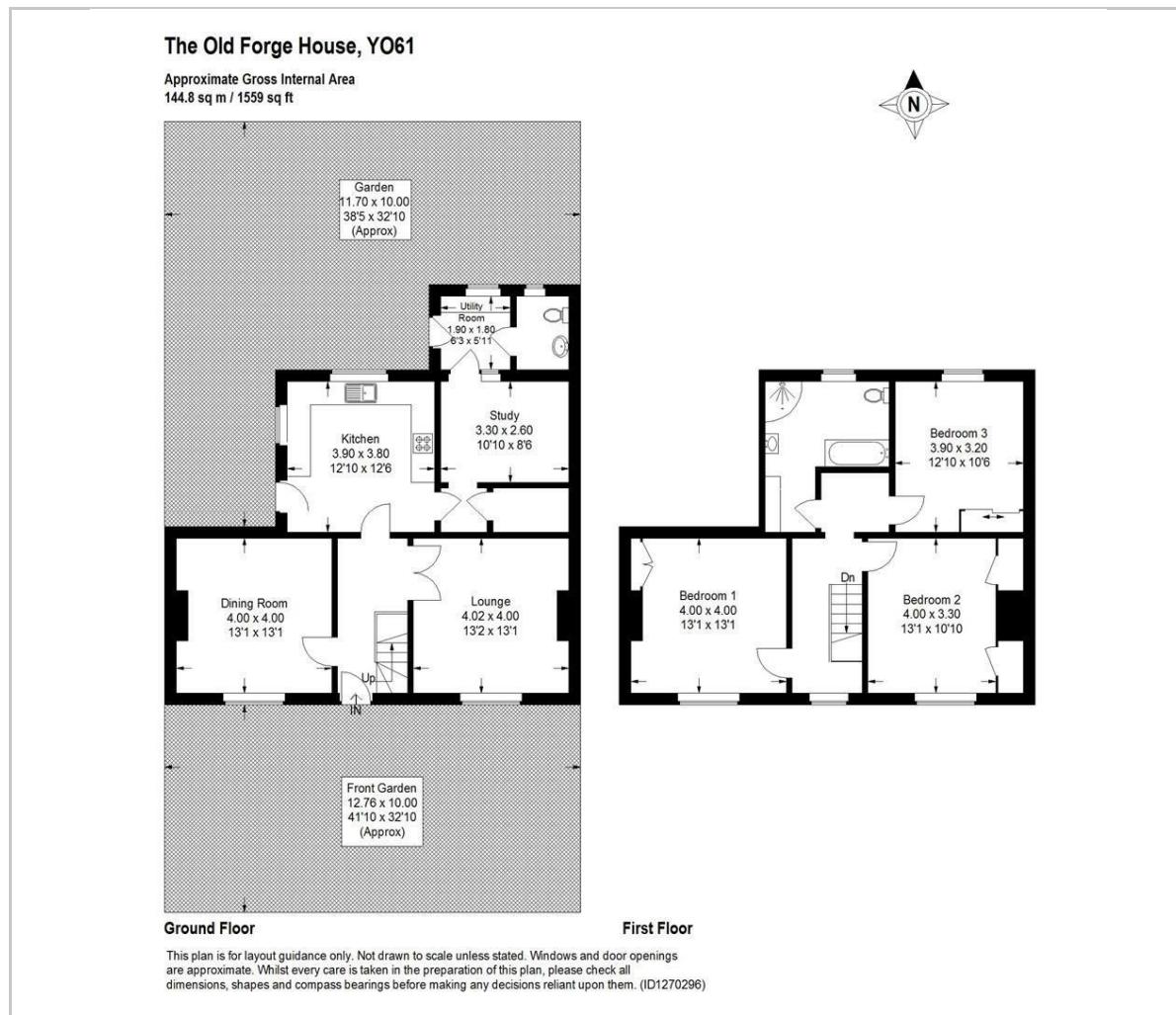
A hop skip and a jump away is the hub of the village, The Mended Drum where you will always be greeted with a warm welcome, fine wines and beer. There is also The New Inn Cantonese Restaurant serving Chinese cuisine.

There are 10 village walks all of which can be found on the Huby website. Ideal for dog walkers or a simply enjoying a brisk walk on a Sunday and then pop to the Mended Drum for glass of pinot and a pint!

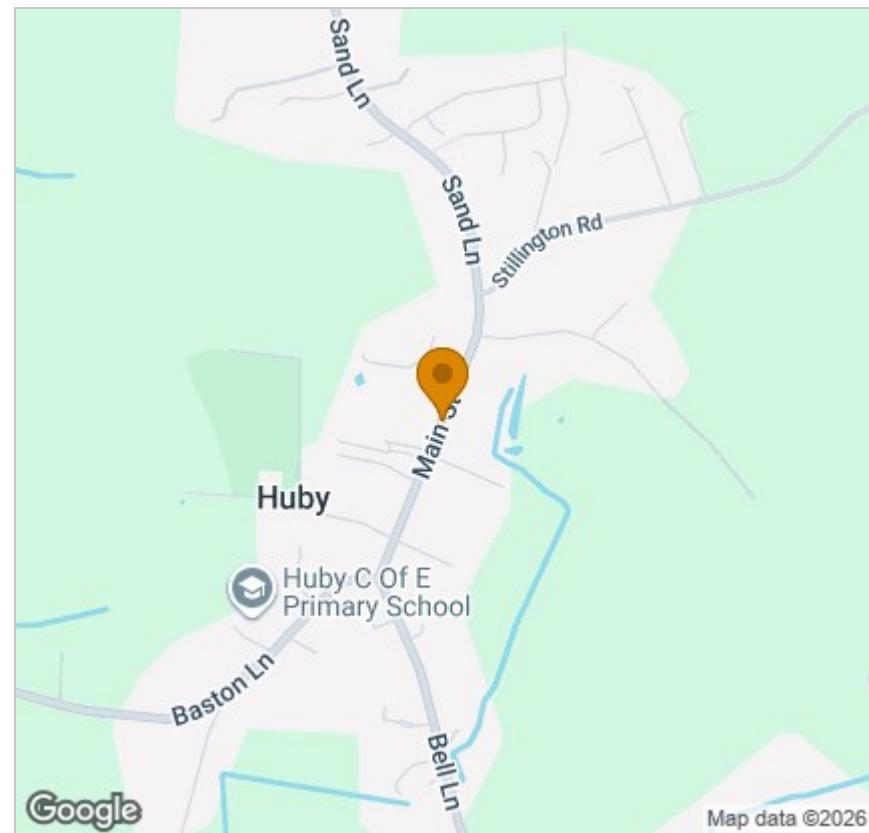
Huby has a regular bus service and is close to York, which has excellent transport links. York station has a regular train service to Kings Cross,

Huby really does have it all and more! We think it's a pretty great place to live.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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