





Guide price £700,000

# Dovetail Cottage West Street

Hambleton, PO7 4SN

- DETACHED CHARACTER COTTAGE
- FOUR BEDROOMS
- THREE BATHROOMS
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DRIVEWAY
- PLOT OF APPROX 0.2 OF AN ACRE
- VILLAGE LOCATION
- NO FORWARD CHAIN

\*Guide Price £700,000-£725,000\* Welcome to 'Dovetail Cottage,' a charming residence believed to have origins dating back to circa 1750. This historical gem has undergone substantial extensions over the last few decades, resulting in a spacious 1930 sq ft of living space, including delightful outbuildings, thoughtfully arranged over two floors.



As you approach the symmetrical layout, a central doorway beckons you into the original cottage, where exposed beams, wooden flooring, and a captivating open fire with intricate surrounds create an inviting atmosphere. The interior gracefully steps back to reveal an expansive 'L' shaped kitchen, a convenient shower room, and a utility room. Twin doors lead to a further extension housing a 19' sitting room, providing ample space for relaxation and entertainment. Ascending to the first floor unveils four bedrooms, with the master featuring an en-suite shower room, and a thoughtfully refitted bathroom servicing the remaining rooms. The wooden floors, exposed brickwork, and latch key wooden doors add character to the primary rooms, complemented by central heating throughout. The drawing room boasts the allure of an open fire, while the sitting room features a wood-burning stove nestled in one corner. Venturing into the rear garden, one is met with a sense of expansiveness, surrounded by brick and flint walls on two sides and backing onto a hillside with fields beyond. The generous plot extends to 0.20 of an acre, providing a private and picturesque outdoor retreat.

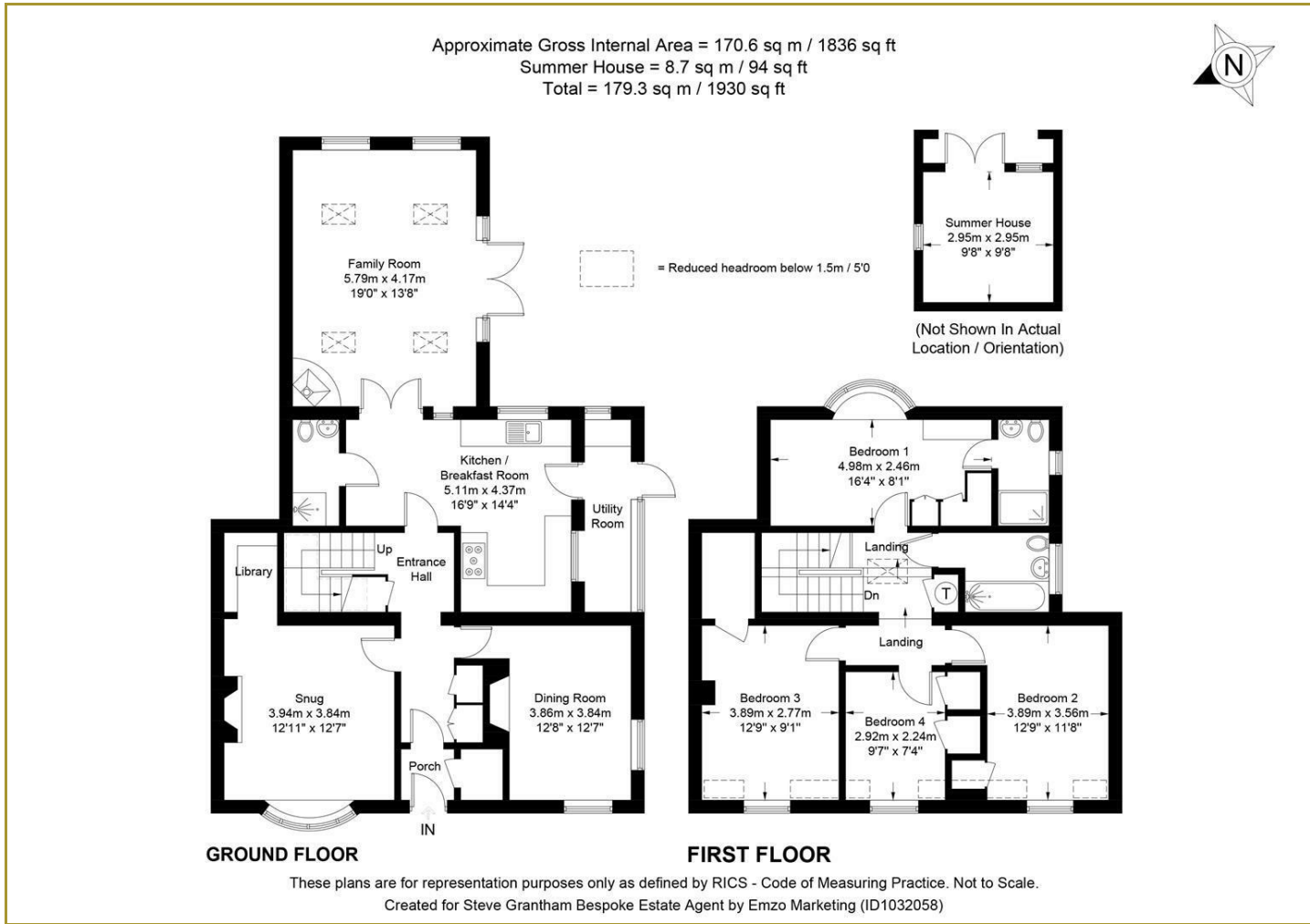
Situated in Hambleton village, 'Dovetail Cottage' benefits from a robust village community. The village offers two shops, a welcoming public house, and a community center doubling as a doctors' surgery. The unique 'Hambletonian' magazine, published bi-monthly, keeps residents informed about village events and services. The village's historical significance is underscored by its location within the South Downs National Park Conservation Area, with a rich history dating back 3,000 years. Hambleton is known as the 'Cradle of Cricket' and the birthplace of English commercial wine production. Beyond its historical charm, 'Dovetail Cottage' encapsulates the essence of a cozy, cottage-style property. The clay peg-tiled roof, canopy porch, and blue painted brickwork contribute to its timeless allure. Early viewing is highly recommended to fully appreciate the unique combination of accommodation and location offered by this captivating family home.



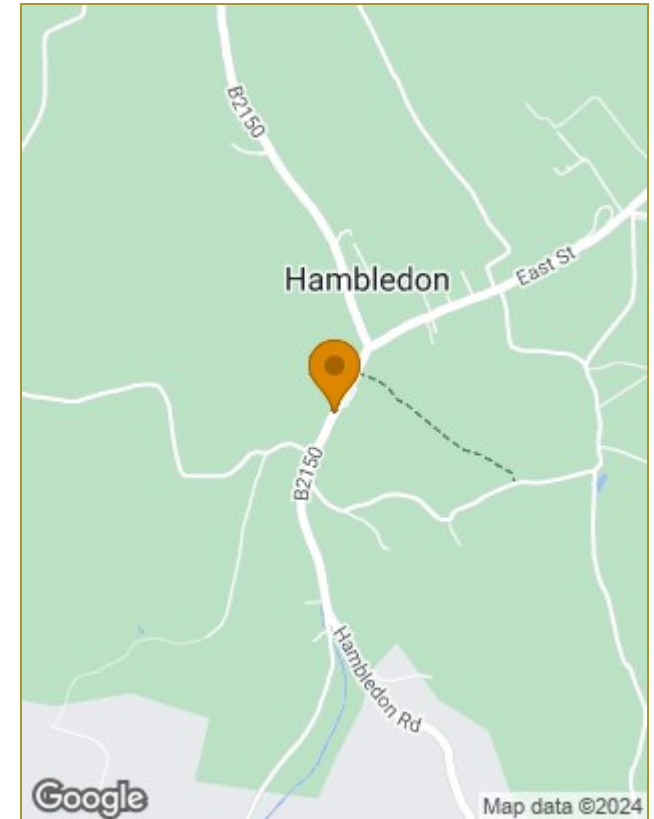




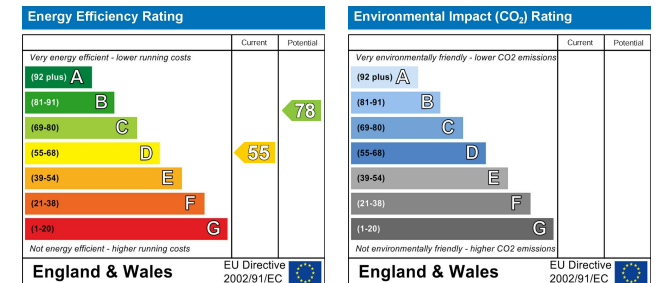
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.