



# SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

High Street, Welton NN11 2JP  
Offers Over £299,950

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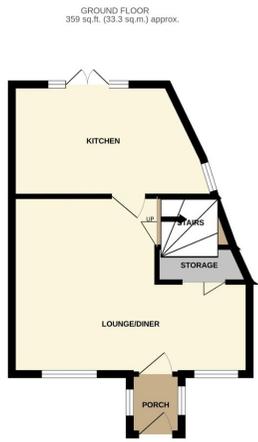
\*\*\* MORE THAN MEETS THE EYE \*\*\* Rebecca's Cottage in Welton. A lovely, warm, cosy home located in a delightful location just north of Daventry. Well presented and cared for, this former holiday home provides a living/dining room with log burner, a good sized kitchen with range cooker and plenty of storage, two bedrooms, the main room with ensuite shower room and first floor bathroom. Whilst the cottage is compact, the land that comes with it isn't. To the rear is a paved yard leading onto a lower garden which in turn accesses another large garden with detached timber Annexe, providing the potential for more living accommodation as it has living/kitchen & bedroom space. If that isn't enough, there is a rather nice pub very nearby and woodland to the rear... ! EPC E. C/Tax Banding TBC (currently commercially let, historic residential rating was B). Offered for sale with no onward chain.



## Disclaimer

These property particulars are draft and have not yet been approved by the sellers. Therefore anything listed within the details may be subject to change.





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TOTAL FLOOR AREA - 676 sq.ft. (62.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given with respect to their operation or efficiency can be given.  
Issue with Skipton 02/24

- Period Cottage
- Large plot of Land to rear
- Two bedrooms
- Kitchen with Range cooker
- No Chain
- Central Village Location
- Detached timber Annexe
- Living/Dining room
- Parking area
- EPC E. C/Tax band to be set.



**Energy performance certificate (EPC)**

Rebecca Cottage High Street York YO1 1JF	<b>E</b> Energy rating	Valid until: 30 January 2027 Certificate number: 805-7729-4210-1909-7876
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Property type: Mid-terrace house  
Total floor area: 55 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>

**Energy rating and score**

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
81+	A		
69-80	B		
55-68	C		
39-54	D		
21-38	E	← E	
1-20	F		
	G		

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