



Blacksmiths Cottage Cherry Tree Avenue Newton On Ouse

Newton On Ouse, YO30 2BN

£299,950

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HIGHLY APPEALING AND CHARACTERFUL TWO BEDROOM GARDEN FRONTED TERRACE COTTAGE. REVEALING SURPRISINGLY SPACIOUS ACCOMMODATION AND WITH SCOPE TO UPDATE INTERNALLY, ENJOYING A DELIGHTFUL POSITION OVERLOOKING THE CHURCH AND CHERRY TREE AVENUE WITHIN THIS HISTORIC AND POPULAR VILLAGE TO THE NORTH OF YORK.

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With UPVC double glazing, background electric heating a wealth of exposed beams. No onward chain.

Reception Lobby, Staircase Hall, Sitting Room, Dining Room with Study Area, Breakfast Kitchen, Shower Room/WC.

First Floor Landing, Two Bedrooms, Bathroom/WC.

Elevated and Mature Front Garden, Enclosed Rear Courtyard Gardens.

Believed to date back from the mid 19th century and offered for sale for the first time in over 60 years. Blacksmith's Cottage is an attractive garden fronted terrace house, which enjoys a delightful slightly elevated position with fine views to the south and west towards All Saints Church and the tree avenue leading to Benningbrough Hall.

UPVC entrance door opens to RECEPTION LOBBY with an inner panel and glazed door opening to a STAIRCASE RECEPTION HALL.

The SITTING ROOM is a lovely room with an orial UPVC double glazed window enjoying a pleasant outlook overlooking the generous lawned garden with fine views towards the church. Exposed beams, clamp brick fireplace with tiled mantle and matching hearth with open grate and side plinth.

An inner glazed door opens to an L-shaped DINING ROOM WITH STUDY AREA, having exposed ceiling beams and arched brick openings. Velux window.

Steps lead up to the BREAKFAST KITCHEN Fitted with a range of cupboards and drawer wall and floor fittings including a two ½ bowl sink with adjoining work surface, tiled mid range. Further work surface with integrated hob, extractor and adjoining double oven. Velux roof light, sliding door opens to a shelved pantry. uPVC double glazed window and garden door opens to the enclosed rear garden.





GROUND FLOOR SHOWER ROOM with half tiled walls and white suite comprising, shower cubicle, wash hand basin and low suite WC.

From the inner hall, stairs with a pine balustrade lead up to the first floor landing. Wardrobe cupboard, loft hatch.

BEDROOM ONE enjoying pleasant elevated south and westerly outlook over generous mature front gardens towards the tree lined Avenue and All Saints Church.

BEDROOM TWO - fitted range of wardrobes and airing cupboard. Rear outlook.

BATHROOM - Fully tiled walls, shaped and panelled bath, wash hand basin and WC.

OUTSIDE approached from Cherry tree Avenue through a wrought iron gate with steps and long path leading to the entrance. The front garden is delightful with a generous lawn and mature well stocked borders.

At the rear is a fully enclosed garden presently laid with brick setts for ease of maintenance and having raised planters. Two timber stores, a greenhouse and shed with pedestrian access leading through the adjacent property onto Back Lane.

LOCATION - Newton on Ouse is a pretty village dating from Saxon times, which stands on the eastern banks of the River Ouse adjacent to the estate of Beningbrough Hall, located approximately eight miles to the north west of York. Local amenities include a village hall, two public houses and a Church of England church. The nearest local shops are in Tollerton and in the market town of Easingwold, which offers a wide range of shopping, primary and secondary schooling and leisure facilities. Further amenities are available at Clifton Moor and York.



POSTCODE - YO30 2BN.

TENURE - Freehold.

SERVICES - Mains water, electricity and drainage, with back ground electric heating.

COUNCIL TAX BAND - C

DIRECTIONS - From our central Churchills Easingwold office, proceed south along the A19 and take the second turning right signposted Tollerton. On entering the village of Tollerton, turn left onto Newton Road, follow the road out into open countryside and bear right signposted Newton on Ouse. On entering the village, from Moor Lane continue and bear left onto Cherry Tree Avenue whereupon Blacksmiths Cottage is on the left hand side identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the sole agents, Churchills of Easingwold Tel: 01347 822800 Email: spencer@churchillsyork.com

FLOOR PLAN

The Blacksmiths Cottage, Newton on Ouse. YO30 2BN

Approximate Gross Internal Area
1106 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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