

LITTLE ACRE CHURCH STREET, AMOTHERBY



A pretty, double-fronted three-bedroom cottage in need of updating & improvement, located in a peaceful corner of a popular village, together with an extensive garden of approximately 0.18 acres.

Entrance hall, sitting room, kitchen/dining room, rear lobby, cloakroom, pantry, utility room, first floor landing, three bedrooms & house bathroom.

Oil-fired central heating.

Large gardens to the front & rear.

No onward chain.

OFFERS IN THE REGION OF £265,000

Little Acre is an attractive, double fronted cottage peacefully positioned within the village and benefits from a surprisingly large rear garden. The property has oil-fired central heating but would now benefit from some updating and improvement. The cottage enjoys an appealing layout, with high ceilings throughout and all principal rooms enjoy a southerly aspect. The overall accommodation amounts to approximately 1,160ft² and comprises, entrance hall, sitting room, kitchen/dining room, rear lobby, cloakroom, utility room/pantry, first floor landing, three bedrooms and a house bathroom.

The property is slightly set back from Church Street, behind an enclosed front garden, with hand gate and path leading to the front door. To the rear is an exceptionally long garden, which is mostly laid to lawn and interspersed with mature shrubs. At the far end is a productive vegetable patch. A brick and tile outbuilding offers good potential to convert to a home office/garden room or a small guest annex (subject to securing all necessary consents). The overall plot amounts to approximately 0.18 acres.

Amotherby is a popular village located along the B1257 between Malton and Hovingham and benefits from a primary school, church and a pub/restaurant. Little Acre is pleasantly situated along Church Street, a no-through road leading to St. Helen's Church. The market town of Malton is some three miles to the east and offers a good range of local facilities, including shops, restaurants, and a railway station with regular services to York and the East Coast. There is easy access to the A64 providing excellent links to York and Leeds.



ACCOMMODATION

ENTRANCE HALL

Cottage staircase to the first floor. Understairs cupboard. Radiator.

SITTING ROOM

3.7m x 3.5m (12'2" x 11'6")

Open fire with pine surround and stone hearth. Sash window to the front. Radiator.



KITCHEN / DINING ROOM

6.3m x 3.5m (20'8" x 11'6")

Range of kitchen cabinets incorporating a stainless steel sink. Electric cooker point. Open fire with surround. Television point. Quarry tile floor to part. Sash windows to the front and rear. Radiator.



REAR LOBBY

3.1m x 1.3m (9'10" x 4'3")

Quarry tile floor. Casement window to the rear and door to the garden.

CLOAKROOM

1.3m x 1.1m (4'3" x 3'7")

Low flush WC and wash basin. Extractor fan. Radiator.

UTILITY ROOM / PANTRY

2.4m x 2.3m (7'10" x 7'7")

Fitted shelving and storage. Automatic washing machine point. Oil-fired central heating boiler.

FIRST FLOOR

LANDING

Casement window to the rear.

BEDROOM ONE

4.5m x 4.1m (max) (14'9" x 13'5")

Sash window to the front. Radiator.



BEDROOM TWO

3.7m x 3.6m (12'2" x 11'6")

Sash window to the front. Radiator.



BEDROOM THREE

2.6m x 2.4m (8'6" x 7'10")

Yorkshire sliding sash window to the rear. Radiator.



HOUSE BATHROOM

3.5m x 2.1m (11'6" x 6'11")

White suite comprising bath with shower, wash basin and WC. Airing cupboard housing the hot water cylinder. Loft hatch. Casement window to the rear. Radiator.



OUTSIDE

The cottage occupies an overall plot of approximately 0.18 acres, with the majority of the garden located to the rear, which includes a brick and tile outbuilding, which is in need of repair, but could have potential to create a garden room or similar, subject to securing the necessary consents. The property benefits from a pedestrian right of way across the rear of 'The Cottage', to access Church Street. Parking along on the street directly in front is unrestricted.

WORKSHOP

3.1m x 2.5m (10'2" x 8'2")

GARDEN STORE

3.1m x 1.3m (10'2" x 4'3")

GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil-fired central heating.

Council Tax: Band: D (North Yorkshire Council, Malton)

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 6TN.

EPC Rating: Current: E39. Potential: C80.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.