

MANOR COTTAGE HOVINGHAM



A unique barn conversion with huge potential, privately positioned in a sought-after village within an Area of Outstanding Natural Beauty, together with gardens, parking, garage & extensive range of stone outbuildings.

Vestibule, guest cloakroom, entrance hall, sitting room, dining room, kitchen, pantry, two studio rooms, two double bedrooms, bathroom & WC.

Garden room, potting shed, workshop, garage, coal & log store.

Gravelled parking & private gardens.

No onward chain.

GUIDE PRICE £550,000

Manor Cottage is a unique barn conversion with a range of useful outbuildings tucked away in a private location in the centre of a sought-after village. Converted from a range of stone barns during the mid-1980s, the result is an idiosyncratic home with huge appeal and significant potential.

The property is hidden from view, positioned to the rear of The Manor House, with which it shares an access. As a result, Manor Cottage is shielded from the road and yet is within a few steps of all of Hovingham's many amenities.

Whilst the property has been maintained, it might now benefit from some gentle updating, offering a new owner the opportunity to fit it out to their own taste and specification. Windows are single glazed, and heating is currently via Economy 7 night storage heaters.

The house itself enjoys a versatile layout, which could very easily be reconfigured to suit, and the accommodation extends to a little over 1,500ft², comprising entrance vestibule, guest cloakroom, inner hall, kitchen with pantry, dining room, sitting room and two interconnecting studio rooms. To the first floor there are two double bedrooms and a house bathroom. Adjacent to the main house is a fantastic garden room and potting shed amounting to over 500ft². Subject to securing any necessary consents, there is potential to link this to Manor Cottage itself, to create a substantially larger home, if required. Further to this there is a large garage and workshop which provide valuable storage and hobby space, but once again with further opportunities.

Manor Cottage and its outbuildings are set around a delightful and extremely private courtyard garden, which is stocked with a wide variety of shrubs, plants, and specimen trees. There is a further strip of garden to the rear of the house and a gravelled parking area just by the garage.

Hovingham is one of North Yorkshire's best-loved villages, set within the Howardian Hills Area of Outstanding Natural Beauty. The village is well-served with a number of facilities including a Doctor's surgery, village shop, and bakery. There is a regular bus service running through the village. The popular market town of Malton is located approximately 8 miles east and has in recent years gained a reputation as Yorkshire's food capital. Helmsley is also within easy reach, 7 miles north-west.

ACCOMMODATION

VESTIBULE

Glazed inner door to the Entrance Hall.

GUEST CLOAKROOM

2.3m x 1.1m (7'7" x 3'7")

White low flush WC and wash basin. Fully tiled walls. Casement window to the front.

ENTRANCE HALL

3.1m x 2.1m (max) (10'2" x 6'11")

Cloaks cupboard. Casement window to the front. Electric night storage heater.



KITCHEN

3.7m x 2.4m (12'2" x 7'10")

Range of kitchen units incorporating a stainless steel, double drainer sink unit. Electric cooker point. Casement window to the side. Electric night storage heater.



PANTRY

2.4m x 1.7m (7'10" x 5'7")

Fitted shelving. Loft hatch.

DINING ROOM

4.5m x 3.6m (max) (14'9" x 11'10")

Exposed beams. Staircase to the first floor. Understairs cupboard. Two casement windows to the front.



STUDIO ONE

4.8m x 2.0m (max) (15'9" x 6'7")

Loft hatch. Casement window to the front.



SITTING ROOM

5.2m x 4.6m (17'1" x 15'1")

Cast iron multi-fuel stove set on a tiled hearth. Casement window and French doors opening onto the garden. Exposed beams. Television point. Electric night storage heater.



STUDIO TWO

3.8m x 3.6m (12'6" x 11'10")

Two casement windows to the front and two to the rear. Electric night storage heater.



FIRST FLOOR

LANDING

Airing cupboard housing the hot water cylinder with electric immersion heater. Further fitted storage cupboard.

BEDROOM ONE

5.1m x 3.2m (16'9" x 10'6")

Casement window to the front. Walk-in cupboard measuring approximately 5.1m x 1.2m. Electric night storage heater.



BEDROOM TWO

3.6m x 2.9m (11'10" x 9'6")

Fitted wardrobe. Velux roof light. Electric night storage heater.

BATHROOM & WC

2.5m x 1.7m (8'2" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Fully tiled walls. Casement window to the front.

OUTSIDE

Manor Cottage and its associated outbuildings are set around a central garden, planted with a wide variety of flowering shrubs, perennials, and specimen trees, interwoven by gravelled paths, leading to several paved seating areas. The garden enjoys significant privacy and a handgate opens onto a gravelled parking area. The outbuildings total over 1,250sq.ft, and are outlined below.



GARDEN ROOM

8.3m x 4.6m (27'3" x 15'1")

Flagged floor. Exposed beams. Three sets of full-length doors and windows opening onto the garden. Electric light and power.



POTTING SHED

4.7m x 2.7m (15'5" x 8'10")

Flagged floor. Electric light and power. Sink unit. Loft hatch. Full-length glazed window onto the garden.



WORKSHOP

5.5m x 4.4m (18'1" x 14'5")

Electric light and power. Concrete floor. Casement window and door onto the garden.

GARAGE

6.6m x 4.4m (21'8" x 14'5")

Concrete floor. Electric light. Two casement windows and a door onto the garden and double doors onto the parking area.

COAL & LOG SHED

3.7m x 2.7m (12'2" x 8'10")

Electric light. Divided into a lobby area and coal & log store.

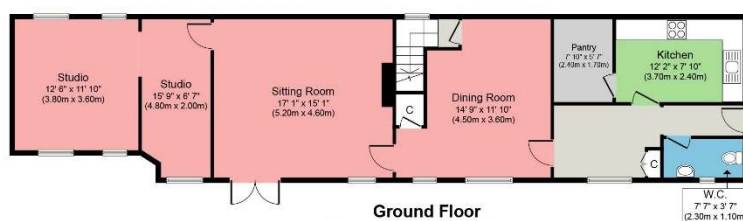
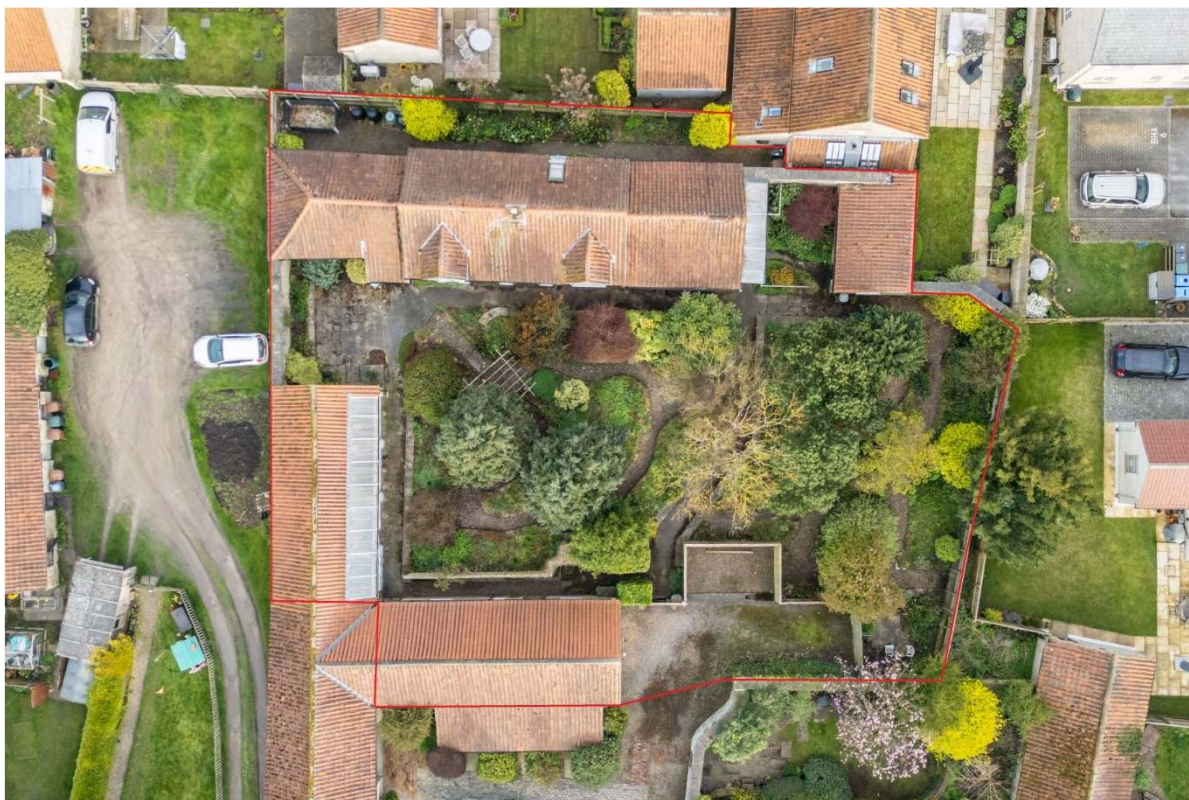


GENERAL INFORMATION

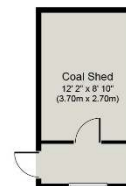
Services: Mains water, electricity, and drainage.
Council Tax: Band: F (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO62 4LF.
EPC Rating: Current: E43. Potential: C79.
Viewing: Strictly by prior appointment through the Agent's office in Malton.



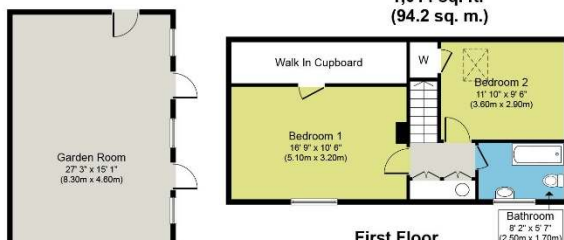
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.



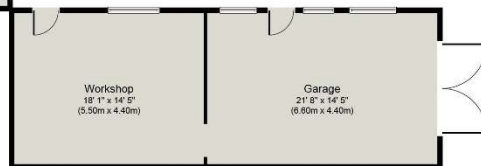
Ground Floor
Approximate Floor Area
1,014 sq. ft.
(94.2 sq. m.)



Outbuilding
Approximate Floor Area
144 sq. ft.
(13.4 sq. m.)



First Floor
Approximate Floor Area
480 sq. ft.
(44.6 sq. m.)



Outbuilding
Approximate Floor Area
1,137 sq. ft.
(105.7 sq. m.)