

## SOUTH FARM COTTAGE STONEGRAVE



**A highly appealing & deceptively spacious three-bedroom semi-detached cottage with lovely south-facing garden, ample parking, large garage & home office, in a picturesque village within an Area of Outstanding Natural Beauty.**

Entrance hall, sitting room with log burner, 24ft dining kitchen, utility room, first floor landing, three bedrooms & spacious house bathroom.

Oil-fired central heating & uPvc double-glazing.

South-facing gardens, gated driveway, large garage & garden home office.

Viewing is strongly recommended.

### GUIDE PRICE £425,000



Located in the centre of Stonegrave, South Farm Cottage is a highly appealing semi-detached cottage which reveals deceptively spacious three-bedroom accommodation, with a bright and airy interior. Constructed of stone beneath a pantile roof, the cottage is tastefully appointed throughout and enjoys a practical layout with views across its south-facing garden, and an open aspect beyond.

The total accommodation amounts to approximately 1,150sq.ft and to the ground floor includes an entrance hall, a large dining kitchen with integrated appliances, a sitting room with multi-fuel stove and parquet floor, and a useful utility room. Upstairs there are three bedrooms (two doubles, one single), and a spacious house bathroom with bath and separate walk-in shower. There is uPvc double-glazing throughout, and oil-fired central heating.

Externally, the house is approached through a sliding, electric gate onto a sizeable tarmac parking area, where there is space for at least four cars; this in turn leads to a 24ft garage with electric door. The back garden faces almost due south, enjoying an excellent level of privacy, and has been attractively landscaped with stone-flagged terrace, lawn, and colourful shrub borders. A home office is positioned in one corner of the plot and is ideal for anyone looking to work from home but would be equally suited as a garden room.

Stonegrave is a picturesque North Yorkshire village which lies on the Malton to Helmsley road, along the southern slopes of Caulkley's Bank. The nearby estate village of Hovingham benefits from a gastro pub, popular bakery, and doctor's surgery and the closest primary schools are in the villages of Slingsby and Ampleforth (both approximately 5 miles). The neighbouring market towns of Malton and Helmsley offer a wide range of local amenities including secondary schooling and a railway station in Malton with regular services to York, from where London can be reached in less than 2 hours.

## **ACCOMMODATION**

### **ENTRANCE HALL**

2.2m x 1.0m (7'3" x 3'3")

Stone flagged floor. Casement window to the side.

### **DINING KITCHEN**

7.4m x 3.4m (24'3" x 11'2")

Range of shaker style kitchen cabinets with solid wood work surfaces, incorporating a Belfast sink. Four ring ceramic hob with extractor hood above, electric double oven and integrated dishwasher and fridge freezer. Travertine tile floor. Recessed spotlights. Understairs cupboard. Casement windows to the front side and rear. Two radiators.



#### UTILITY ROOM

3.7m x 1.9m (max) (12'2" x 6'3")

Range of kitchen cabinets incorporating a stainless steel sink unit. Automatic washing machine point. Space for a tumble drier. Grant oil-fired central heating boiler. Pulley clothes airer. Casement window to the front. Travertine tile floor.



#### SITTING ROOM

4.3m x 3.7m (14'1" x 12'2")

Cast iron multi-fuel stove set on a stone hearth with timber overmantel. Oak parquet flooring. Television point. Staircase to the first floor. Casement window to the rear and half-glazed door opening onto the garden. Radiator.



#### FIRST FLOOR

#### LANDING

Loft hatch.

#### BEDROOM ONE

3.7m x 3.6m (to fitted wardrobes) (12'2" x 11'10")

Range of fitted wardrobes. Casement window to the rear. Radiator.



#### BEDROOM TWO

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

Casement window to the rear. Radiator.





### BEDROOM THREE

3.7m x 2.0m (12'2" x 6'7")

Fitted wardrobe. Casement window to the front. Radiator.



### HOUSE BATHROOM

3.4m x 3.0m (max) (11'2" x 9'10")

White suite comprising bath, double shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Recessed spotlights. Access to eaves storage. Casement window to the side. Radiator.



### OUTSIDE

An electric, custom-made sliding gate opens onto a generous tarmac parking area, giving access to a large garage. The garden lies entirely to the rear and enjoys a delightful south-facing aspect. It includes an Indian stone flagged terrace, which spans the back of the cottage and has steps leading down to a well manicured lawn flanked by attractively planted shrub borders. A wisteria and a climbing rose adorn the side of the garage, and home office/garden room is tucked away in one corner.



### HOME OFFICE

2.8m x 2.8m (9'2" x 9'2")

Constructed of timber, and fully insulated. Electric light and power. Two full-length windows, and French doors opening onto the garden.

### GARAGE

7.6m x 3.9m (24'11" x 12'10")

Stone and pantile construction, with electric garage door to the front and a personnel door and casement window to the side. Electric light and power. Concrete floor.





## **GENERAL INFORMATION**

**Services:** Mains water and electricity. Septic tank drainage. Oil-fired central heating.

**Internet:** Fibre broadband is connected.

**Council Tax:** Band: D (North Yorkshire Council).

**Tenure:** The property is Freehold, and vacant possession will be given upon completion.

**Post Code:** YO62 4LJ.

**EPC Rating:** Current: D63. Potential: B90.

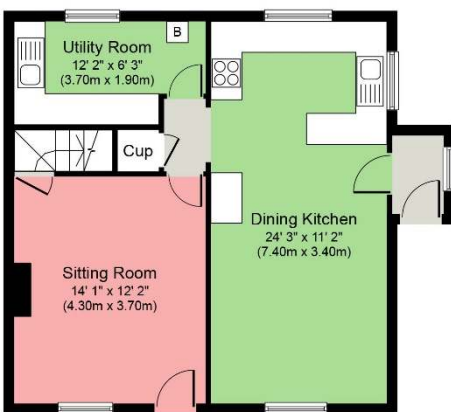
**Viewing:** Strictly by prior appointment through the Agent's office in Malton.



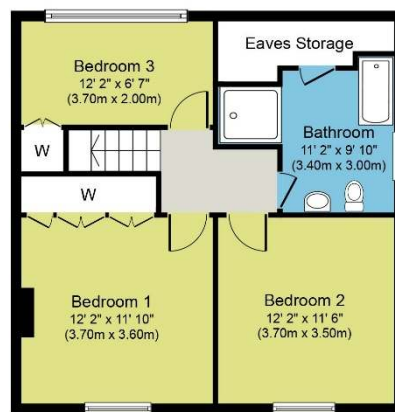




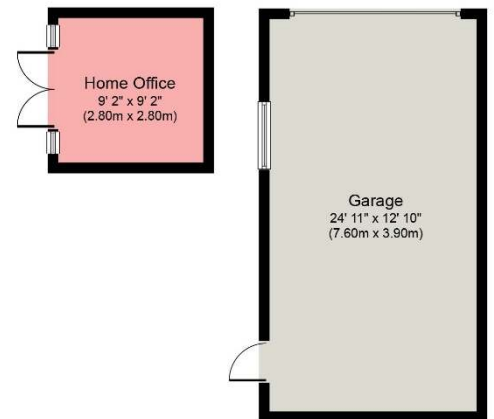
*All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer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



**First Floor**  
Approximate Floor Area  
573 sq. ft.  
(53.3 sq. m.)



**Outbuilding**  
Approximate Floor Area  
412 sq. ft.  
(38.2 sq. m.)