

## ALISONS, THE QUARRY HOVINGHAM



**An attractive, double fronted semi-detached cottage, offering well presented three-bedroom accommodation, together with off-street parking, single garage & pretty garden, in a peaceful part of this sought-after village.**

Sitting room with dining area, dining kitchen,  
first floor landing, three bedrooms & house bathroom.  
Pretty & easily managed gardens, gravelled driveway & single garage.  
Peaceful location on the edge of a sought-after village.  
Viewing is recommended.

**GUIDE PRICE £395,000**

The property consists of an attractive, double-fronted cottage, constructed of stone under a pantile roof, and tucked away in a peaceful location on the southern edge of Hovingham. The house has been immaculately maintained, and benefits from double-glazing and neutrally decorated accommodation. The overall floor area amounts to approximately 925sq.ft and is arranged over two floors. All principal rooms face south and enjoy a good amount of natural light.

In brief the accommodation comprises sitting room with multi-fuel stove, dining kitchen, first floor landing, three bedrooms (two doubles, one single) and a house bathroom.

Externally there is ample space to park on the gravelled driveway, which leads to a single garage with electric roller shutter door. There are pretty gardens to both the front and rear, and both the bathroom and back bedroom windows enjoys terrific views across a grass meadow, to the village and countryside beyond.

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, bakery, hotel and gastro pub. 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**

**SITTING ROOM with DINING AREA**  
6.4m x 4.0m (max) (21'0" x 13'1")

Cast iron multi-fuel stove set on a stone hearth with timber mantel. Exposed beams. Staircase to the first floor. Six wall light points. Television point. Casement windows to the front and side. Bay windows to the side and Yorkshire sliding sash window to the rear.



## **DINING KITCHEN**

6.4m x 3.2m (max) (21'0" x 10'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above. Electric oven. Automatic washing machine point. Exposed beams. Cupboard housing the consumer unit and electric meter. Wall light point. Casement windows to the front and rear. Door to the rear.



**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

3.9m x 3.0m (12'10" x 9'10")

Fitted wardrobe. Casement windows to the front and side.



**BEDROOM TWO**

3.9m x 2.7m (12'10" x 8'10")

Loft hatch. Fitted wardrobe. Casement window to the front.



**BEDROOM THREE**

3.5m x 2.6m (max) (11'6" x 8'6")

Fitted wardrobe. Casement windows to the side and rear.



**BATHROOM & WC**

2.5m x 2.5m (max) (8'2" x 8'2")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Wall light point. Fitted cupboard, plus airing cupboard housing the hot water cylinder with electric immersion heater. Wall mounted Dimplex fan heater.



## OUTSIDE

A timber gate opens onto a gravelled driveway and parking area, giving access to a stone-built single garage. There are colourful shrub borders, stocked with a wide variety of plants, plus a block paved patio area and tulip tree. To the rear of the cottage is an enclosed courtyard, and a set of steps lead up to a rocky garden area which adjoins a grass meadow, across which there are lovely views.

## SINGLE GARAGE

5.4m x 3.3m (17'9" x 10'10")

Electric roller shutter door to the front. Casement window to the rear and personnel door to the side. Electric light and power. Concrete floor.



## GENERAL INFORMATION

Services: Mains water, electricity, and drainage.  
 Council Tax: Band: D (North Yorkshire Council).  
 Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
 Post Code: YO62 4LB.  
 EPC Rating: Current: F38. Potential: A98.  
 Viewing: Strictly by appointment through the Agent's office in Malton.



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