

## JASMINE COTTAGE BARTON LE WILLOWS



**A pretty, three-bedroom semi-detached cottage, comprehensively renovated & extended, enjoying a lovely open outlook within a sought-after village.**

Porch, entrance hall, sitting room, dining room, inner hall, kitchen/breakfast room, bathroom & WC, first floor landing, master bedroom with en-suite shower room & two further bedrooms.

Double-glazing & oil-fired central heating.

Attractive, south-facing gardens. Attached garage & parking.

Open views across the village green.

Sought-after village within easy reach of Malton & York.

### GUIDE PRICE £475,000



This pretty, semi-detached cottage has been comprehensively renovated and extended by the current owners and enjoys a delightful, open outlook across the village green. Believed to date back almost 200 years, it is a beautifully presented home, packed with character.

The accommodation amounts to almost 1,225sq.ft and comprises porch, entrance hall, sitting room with log burner, dining room with open fire, inner hall, 18ft. kitchen/breakfast room, house bathroom with free-standing roll top bath, first floor landing, master bedroom with en-suite shower room and two further bedrooms. There is oil-fired central heating throughout and all windows are hardwood double-glazed.

Most of the garden lies to the rear of the cottage, enjoying a sunny, south-facing aspect. It has been attractively landscaped, featuring lawn, well-stocked shrub borders, various trees, timber summerhouse, and a stone-flagged terrace overhung by a pergola. There is a further garden area to the front, which is enclosed by picket fencing and attached to the side is a useful garage, with space to park.

Barton le Willows is an attractive, conservation village set in pleasant rolling countryside, just to the south of the Howardian Hills Area of Outstanding Natural Beauty. The village is characterised by wide grass verges which culminate in a broad village green. It benefits from a very active village hall, with fortnightly cinema nights and a weekly parent and toddler group. Malton is some 7 miles to the north and York is approximately 11 miles to the south. Leeds is also within commuting distance being approximately 37 miles south-west.

### **ACCOMMODATION**

Solid oak front door opening into:

#### **PORCH**

1.6m x 1.2m (5'3" x 3'11")

Tiled floor. Casement windows to three sides. Solid oak inner door to:

#### **ENTRANCE HALL**

Staircase to the first floor. Exposed beams. Heritage style radiator.

#### **SITTING ROOM**

4.2m x 3.5m (13'9" x 11'6")

Enamel wood burning stove within a period style surround with granite hearth. Exposed beams. Television point. Casement window to the front. Heritage style radiator.



#### **DINING ROOM**

4.2m x 3.1m (13'9" x 10'2")

Open fire with pine surround, cast iron insert and stone hearth. Exposed beams. Solid oak flooring. Telephone point. Casement window to the front. Heritage style radiator.



#### **INNER HALL**

Tiled floor. Understairs cupboard. Cupboard housing the pressurised hot water cylinder with electric immersion heater. Stable door to outside. Heritage style radiator.

### KITCHEN/BREAKFAST ROOM

5.6m x 3.6m (18'4" x 11'10")

Range of solid wood, shaker style kitchen cabinets with granite work surfaces incorporating a double bowl sink unit. Central island unit with breakfast bar. Range of integrated appliances, including a multi-fuel range cooker with extractor hood, and Bosch dishwasher and washing machine. Vaulted ceiling to part, with two Velux roof lights. Exposed beams. Tiled floor, with electric underfloor heating to part. Casement window to the side, two to the rear, and French doors onto the garden. Heritage style radiator.



### BATHROOM & WC

2.4m x 2.1m (7'10" x 6'11")

White suite comprising free-standing roll top bath, wash basin and low flush WC. Extractor fan. Tiled floor with electric underfloor heating. Casement window to the rear. Heritage radiator/towel rail.



### FIRST FLOOR

#### LANDING

Casement window to the side.

#### BEDROOM ONE

4.2m x 3.4m (max) (13'9" x 11'2")

Period fireplace with painted surround and cast-iron insert. Exposed beams. Range of fitted wardrobes. Casement window to the front. Heritage style radiator.



### EN-SUITE SHOWER ROOM

1.7m x 1.6m (5'7" x 5'3")

White suite comprising fully tiled shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Exposed beam. Painted floorboards. Heritage style radiator/towel rail.





#### BEDROOM TWO

3.6m x 2.6m (11'10" x 8'6")

Vaulted ceiling. Casement window to the rear. Heritage style radiator.



#### BEDROOM THREE

4.2m x 3.0m (max) (13'9" x 9'10")

Fitted wardrobe. Exposed beams. Casement window to the front. Heritage style radiator.

#### OUTSIDE

The rear garden has been attractively landscaped, featuring lawn, a stone-flagged patio area with pergola, shrub borders packed with perennials and spring bulbs. The garden enjoys a sunny aspect and includes a variety of trees including apple, holly, yew and a twisted hazel. At the top of the garden is a timber summer house. There is a further garden area to the front and an attached single garage.

#### ATTACHED GARAGE

4.2m x 2.4m (13'9" x 7'10")

Electric light and power. Sink unit. Worcester Bosch Greenstar central heating boiler. Access to loft storage. Personnel door to the rear. Double doors to the front.



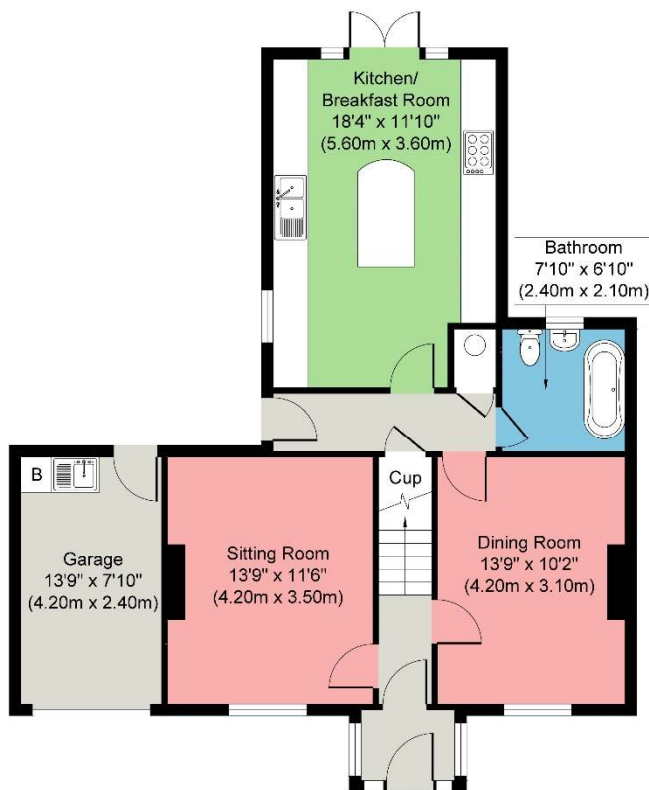
#### GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating. LPG bottles serve the range cooker hob.
Council Tax:	Band: C (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO60 7PD.
EPC Rating:	Current: D60. Potential: A100.
Viewing:	Strictly by appointment through the Agent's office in Malton.

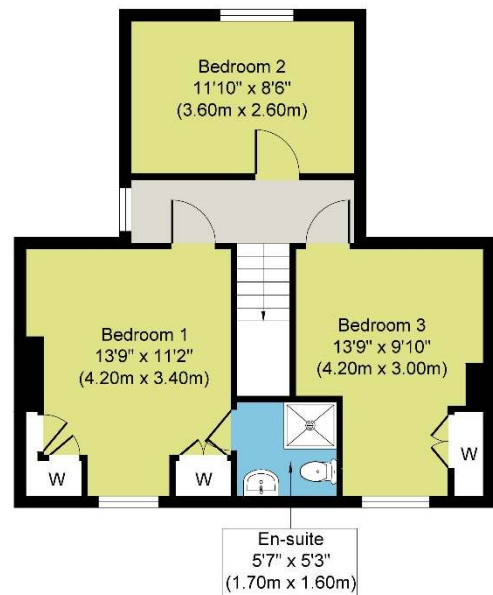




All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer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



**First Floor**  
Approximate Floor Area  
512 sq. ft  
(47.58 sq. m)

C010 Printed by Ravensworth 01670 713330