

3 CHURCH STREET NUNNINGTON



A pretty, stone-built cottage located in a sought-after Conservation village and offering characterful and generously proportioned two-bedroom accommodation with a lovely rear garden.

Entrance hall, sitting room, dining kitchen with AGA, bathroom & WC,
first floor landing & two large double bedrooms.

Electric heating.

Cottage garden to the rear with open outlook.

Peaceful village location within an Area of Outstanding Natural Beauty.

No onward chain.

GUIDE PRICE £285,000

Number 3 Church Street is a pretty, stone-built cottage located at the heart of this much-loved Conservation village, which lies within the Howardian Hills Area of Outstanding Natural Beauty. The property is thought to date from the late Eighteenth Century and is constructed of attractive limestone elevations beneath a clay pantile roof.

The property is slightly elevated above the village street and benefits from well-proportioned rooms with surprisingly high ceilings, plenty of natural light and a good level of character. Its accommodation is arranged over two floors and amounts to a little over 800sq.ft. To the ground floor, an entrance hall opens to a good-size, double aspect dining kitchen with oil-fired AGA, a nicely proportioned sitting room with open fire and exposed stonework to one wall, beyond which is a spacious bathroom. Upstairs there are two generous double bedrooms with space to reconfigure to create an upstairs bathroom, if required.

Externally there is an easily managed rear garden with lawn and well-established shrubs, and a pleached apple tree, overlooking an adjoining paddock. Parking is available in front of the cottage, on Church Street.

Nunnington is a picturesque village, located below Caulkley's Bank on the banks of the River Rye, within the Howardian Hills Area of Outstanding Natural Beauty. The village is well sought after and this pretty cottage is positioned at the centre of the village, fronting onto Church Street. The village benefits from a popular coffee shop within Nunnington Studios, where there are various other independent retailers, and Nunnington Hall, owned by the National Trust, is free to visit for parish residents. Additional facilities can be found in the nearby village of Hovingham and also in the market towns of Helmsley (5 miles), Kirkbymoorside (6 miles) and Malton (10 miles).



ACCOMMODATION

ENTRANCE HALL

Stone flagged floor. Understairs cupboard. Exposed beams.

SITTING ROOM

4.2m x 3.6m (13'9" x 11'10")

Exposed stone to one wall, with open fire with cast iron dog grate and stone flagged hearth. Exposed beams. Two wall lights. Television point. Telephone point. Staircase to the first floor. Yorkshire sliding sash window to the front. Electric radiator.



DINING KITCHEN

5.1m x 3.0m (16'9" x 9'10")

Range of kitchen cabinets with solid oak work surfaces, incorporating a Belfast sink and a two-oven, oil-fired AGA. Electric fan-assisted oven and four ring ceramic hob. Integrated dishwasher. Exposed beams. Stripped floorboards and quarry tiles to the remainder. Yorkshire sliding sash window to the front and casement window to the rear.



BATHROOM & WC

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

White suite comprising bath with shower over, wash basin and low flush WC. Two wall light points. Extractor fan. Automatic washing machine point. Casement windows to the front, side and rear. Electric underfloor heating. Heated towel rail.



FIRST FLOOR

LANDING

BEDROOM ONE

5.1m x 3.0m (16'9" x 9'10")

Yorkshire sliding sash window to the front. Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater. Electric radiator.



BEDROOM TWO

4.1m x 3.6m (13'5" x 11'10")

Yorkshire sliding sash window to the front. Loft hatch. Fitted wardrobe. Electric radiator.



OUTSIDE

To the rear of the cottage is a pretty garden area featuring lawn, well-established shrubs and an espalier Yorkshire apple tree against the back of the cottage. The garden is enclosed by a stone wall and enjoys a pleasant, open outlook across a grassy paddock. A timber garden shed is tucked away in one corner.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Electric heating.

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: YO62 5US.

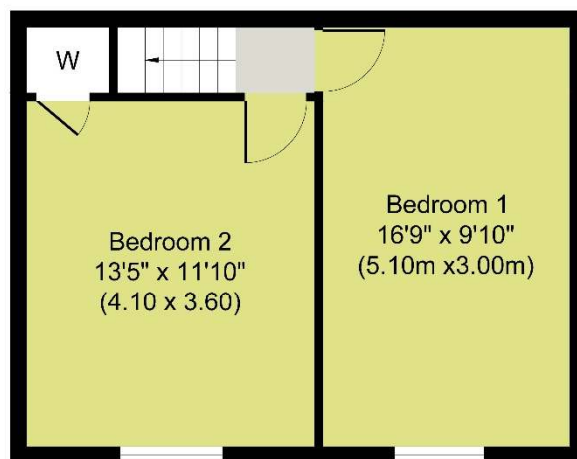
EPC Rating: Current: G17. Potential: B84.

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
450 sq. ft
(41.78 sq. m)



First Floor
Approximate Floor Area
362 sq. ft
(33.66 sq. m)

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