

APRIL COTTAGE BULMER



A pretty, detached cottage with planning consent to extend & occupying a wonderful plot of almost 0.6 acres in a sought-after village within the Howardian Hills.

Entrance hall, shower room, sitting room, dining room, dining kitchen,
first floor landing, three bedrooms & house bathroom.

Oil-fired central heating.

Detached double garage, driveway parking & extensive, well-established gardens.

Planning consent for a two-storey extension to the side.

No onward chain.

GUIDE PRICE £595,000

April Cottage is a pretty, detached cottage set amidst extensive grounds of almost 0.6 acres in a sought-after village within the Howardian Hills Area of Outstanding Natural Beauty. Constructed of stone beneath a clay pantile roof, the property has been well maintained, benefits from oil-fired central heating, but is now ready for some gentle updating.

The accommodation amounts to approximately 1,400sq.ft and comprises entrance hall, sitting room, dining room, kitchen diner, shower room, first floor landing, three bedrooms and a house bathroom. The cottage is positioned along its western boundary and planning consent has recently been granted to construct a two-storey extension to the side, adding a fourth bedroom with en-suite to the first floor and a hallway, guest cloakroom and utility on the ground floor.

Externally, double gates open onto a broad tarmac driveway, leading to a good-sized double garage with workshop behind. The gardens are a particularly attractive feature of the property and include lawn, mature shrubs and a number of mature trees.

Bulmer is a picturesque Conservation village set within the Howardian Hills Area of Outstanding Natural Beauty and is easily recognised by its broad village street, mellow, stone-built houses and Eleventh Century Church. The village, which benefits from Fibre broadband, is within easy reach of excellent local amenities in both the nearby market town of Malton and the City of York. The mansion house of Castle Howard is close at hand, along with its farm shop and the nearby village of Welburn benefits from a reputable gastro pub and delicatessen. Excellent schools are within easy reach, including Terrington Hall prep school and St. Peter's in York.



ACCOMMODATION

ENTRANCE HALL

Glazed timber doors to the front and rear. Fuse box. Radiator.

SHOWER ROOM

2.47m (8'1") x 1.53m (5'0")

Corner shower cubicle. Low flush WC. Pedestal wash hand basin. Double glazed window to the side. Single glazed window to the front. Electric light point. Extractor fan. Tiled walls. Chrome heated ladder towel rail.

DINING KITCHEN

5.00m (16'5") x 3.87m (12'8")

A double aspect room with a bow window to the side and single glazed timber casement window to the front. Fitted base and wall cabinets incorporating a double drainer stainless steel sink unit. Electric cooker point. Tiled splashback. Automatic washing machine point. Telephone point. Radiator.



SITTING ROOM

5.40m (17'9") x 4.90m (16'1")

A double aspect room with windows to the front and rear. Open fire set within a tiled surround and with a carved timber mantel. Arched fireside recess with shelving and fitted storage. Two radiators.



DINING ROOM

4.87m (16'0") x 3.00m (9'10")

A double aspect room with a casement window to the front and a bow window to the side. Feature fireplace with a basket grate. Arched fireside recess with shelving and fitted storage. Radiator.



FIRST FLOOR

LANDING

Window to rear. Radiator. Fitted linen cupboard with radiator and shelving.

BEDROOM ONE

5.30m (17'5") x 3.50m (11'6")

Casement windows to the front and side with a pretty view overlooking the garden. Range of fitted wardrobes. Wall lights. Radiator.



BEDROOM TWO

4.46m (14'8") x 4.40m (14'5")

Casement window to the front. Fitted over stairs storage cupboard. Original period basket fireplace with tiled surround. Pedestal wash hand basin set within a tiled recess. Electric light point. Loft inspection hatch. Radiator.



BEDROOM THREE

4.00m (13'1") x 3.50m (11'6")

Casement window to side. Fitted storage cupboard. Telephone point. Loft inspection hatch. Radiator.



BATHROOM

2.20m (7'3") x 1.53m (5'0")

Bath. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Half tiled walls. Electric light point. double glazed window to the side.

OUTSIDE

An extensive cottage style garden wraps around the property to three sides, combining well-stocked flower and shrub borders with an expanse of lawn and area of woodland. The overall site area extends to almost 0.6 acres. A broad, tarmac driveway leads to a detached

double garage, behind which is a useful workshop with electric laid on.

DOUBLE GARAGE

5.70m x 5.40m (18'8" x 17'9")

Electric up and over door to the front. Overhead storage. Window to the side. Double doors out to the rear.



GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
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:	YO60 7BW.
EPC Rating:	Current: F33. Potential: D56.
Note:	Copies of the approved plans and planning consent are available on request or can be viewed on the North Yorkshire Council Planning portal.
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.

