

BROOK FARM COTTAGE, LOW STREET LASTINGHAM



**Semi detached cottage set in a peaceful position within this popular moorland village.
Over 1,100 square feet of accommodation, large garden and off-street parking.**

In need of some updating and improvement throughout.
Entrance hall – living room – conservatory – cloakroom – breakfast kitchen
Up to three bedrooms over the top two floors.
Shower room and separate WC
Sheltered and private garden and grounds. Off street parking.
No Onward Chain

OFFERS IN EXCESS OF £325,000

Brook Farm Cottage is well named, situated off Low Street quietly positioned away from the centre of the village and with Lastingham Beck weaving along its garden boundary. The cottage forms half of a period farmhouse known as Brook Farmhouse. An attractive stone built period property, the house was divided around 20 years ago and with an extension added to create what is now a sizable three storey cottage, which provides over 1,100 square feet of accommodation which is arranged over three floors.

The cottage is now in need of a programme of updating and improvement throughout but offers the potential to create a nicely proportioned character property situated within an especially popular Moorland village.

In brief the house provides the following accommodation over three floors: entrance porch leading through to the entrance hall, generous living room with conservatory to the rear overlooking the garden. Back hallway with cloakroom and the breakfast kitchen.

Upstairs are up to three bedrooms which are arranged over the top two floors. There is a modern shower room and a separate WC.

Brook Cottage is set within an attractive, well-established plot with a lovely cottage garden, largely laid to lawn with well stocked herbaceous borders and a number of specimen trees line the far boundary. There is off street parking available on the driveway to the side.



ACCOMMODATION COMPRISES

ENTRANCE PORCH

1.80 m (5'9") x 1.00 m (3'2")

Quarry tiled floor. Glazed front door. Windows to both side with leaded panes. Half glazed door to the entrance hall.

ENTRANCE HALL

4.70 m (15'4") x 1.80 m (5'9")

Stairs to the First Floor. Telephone point.

SITTING ROOM

5.56 m (18'3") x 3.00 m (10'0")

Sash window to the front and casement window to the side. Wood burning stove set into a stone recess with matching stone hearth. Electric night storage heater. Television point. Glazed double doors to the conservatory.



CONSERVATORY

2.85 m (9'4") x 2.34 m (7'8")

Timber double glazed construction. Double doors opening out onto the garden. Mono pitch translucent roof. Laminate floor. Electric night storage heater.

REAR HALL

Half glazed rear door.

CLOAKROOM

1.63 m (5'4") x 0.90 m (2'11")

Low flush WC. Pedestal wash hand bath. Tiled walls. Window to the rear.

KITCHEN

3.25 m (10'8") x 2.20 m (8'10")

Range of fitted base and wall units incorporating one and a half bowl acrylic sink. Electric night storage heaters. Pair of timber casement windows to the front and side. Recessed ceiling lights. Exposed stone to one wall. Washing machine point. Double oven. Hob. Tiled splashback. Laminate floor. Recessed lights. Fitted bench seating and dining table.



FIRST FLOOR

LANDING

4.70 m (15'4") x 1.80 m (5'9")

Sash window to the front. Stairs to the second floor. Beamed ceiling.

CLOAKROOM

1.80 m (5'11") x 0.70 m (2'4")

Low flush WC. Wash hand basin. Sash window.

BEDROOM ONE

3.63 m (11'11") x 3.40 m (11'2")

Sash window to the front. Window to the side. Electric night

storage heater. Beamed ceiling.



SHOWER ROOM

1.70 m (5'7") x 1.45 m (4'9")

Walk in shower with tiled surround. Wash hand basin set into a vanity unit. Window to the rear. Extractor fan. Chrome heated ladder towel rail.



REAR LANDING ROOM

4.46 m (14'6") x 1.84 m (6'0")

Electric night storage heater. Window to the rear. Beamed ceiling. Airing cupboard housing hot water cylinder.



BEDROOM TWO

2.70 m (8'10") x 2.68 m (8'10")

Window to the side. Electric night storage heater.

SECOND FLOOR

BEDROOM THREE

4.94 m (16'2") x 4.70 m (15'5")

Electric night storage heater. Velux roof light. Eaves storage.

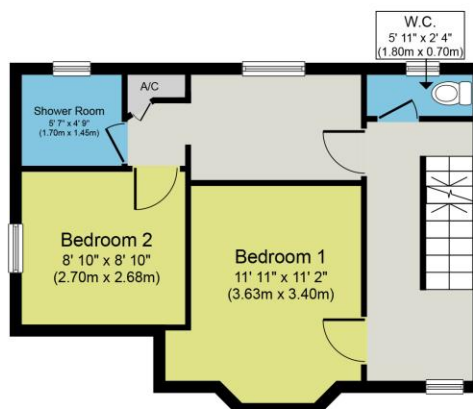
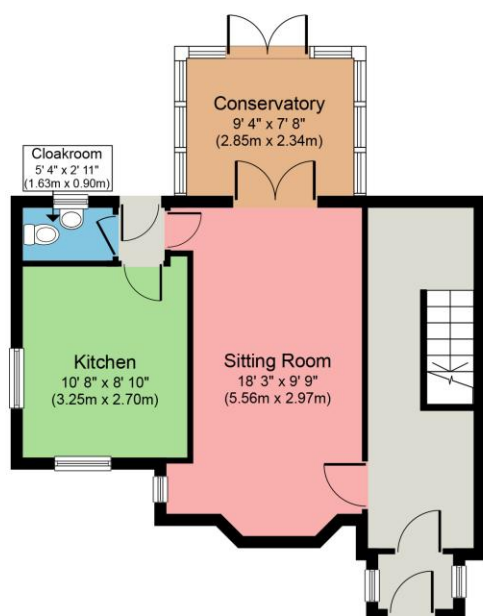


OUTSIDE

Brook Farm Cottage is situated at the far end of Low Street, on the southern most edge of the village. The cottage is set back from the street with parking for a couple of vehicles on the driveway to the front and side.

The generous lawned garden lies to the rear where Lastingham Beck forms the north and eastern boundary and the borders which surround the garden to two sides are well stocked and very well established. There is an outside water supply.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains water, drainage and electricity.
Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
Council Tax: C
Post Code: YO62 6TJ
EPC: Current F/36 Potential A/105
Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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