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CHARTERED SURVEYORS



WHINCHAT COTTAGE · NORTH DUFFIELD · SELBY





WHINCHAT COTTAGE

North Duffield, Selby YO8 5DF

Selby 5 miles · A19 8 miles · Howden railway station 8 miles · York 12 miles · M62 13 miles

Restored Victorian house just outside a thriving village

Porch · staircase hall · 3 reception rooms · kitchen breakfast room · utility room · cloakroom wc

Annexed area with bedroom, sitting room and bathroom

Principal bedroom suite with dressing area and bathroom · 3 further bedrooms · 2 further bathrooms

Drive · garden · orchard

In all some half an acre

For Sale Freehold

Whinchat Cottage is a handsome country house dating from the nineteenth century, located on the edge of a village and surrounded by lovely gardens and open countryside. It has been comprehensively renovated and restored in recent years and is now powered with green energy.

- Detached period house circa 1897
- Renewable energy and EPC rating of B
- 2600 sq ft arranged over three floors
- Potential for entirely self-contained annexe
- Popular village with multiple amenities
- Good railway and A-road/motorway connections
- City of York half an hour's drive away

The current owners have completely restored and renovated Whinchat Cottage over the last five years. No stone has been left unturned and the traditional period house has been complemented by the latest eco products. Lime mortar has been used and to make the house sustainable, huge amounts of insulation have been installed together with, two air source heat pumps - one to run the downstairs underfloor heating and one to run the domestic hot water and radiators upstairs. Solar panels have been installed with a clever battery storage hub. The owners are in receipt of the renewable heat incentive (RHI).

There is a large hobby room/garden store attached to ground floor bedroom, it would make the perfect granny annexe.

Outside

The house sits on just over half an acre of lawned gardens. There is a recently planted orchard and a large vegetable patch. The owners have created multiple terraces around the main reception rooms of the house. There are lovely views over open countryside to three elevations.

Environs

North Duffield is a traditional village in the Lower Derwent Valley with a well established, thriving community. It has a village green and duck pond and has been thoughtfully developed over the years to create a village of a substantial size that can sustain a range of local amenities including a Morrisons Daily, a doctor's surgery, a primary school, a pub, hair & beauty salon, village hall and playing field with a pavilion. Nearby is the Oaks Golf Club & Spa, Skipwith Common Nature Reserve and Lower Derwent Valley National Nature Reserve. The historic City of York – with its superb amenities and independent schooling - lies a half hour's drive to the north, and Queen Margaret's School for Girls is no more than a ten minute drive away in Escrick. Howden mainline railway station offers a regular service to London Kings Cross in some 2½ hours, and the national motorway network is easily reached via the A19 at Selby connecting to the M62 some 13 miles to the south.



Tenure: Freehold

EPC Rating: B

Services & Systems: Mains electricity (New three phase); mains water. New Vortex 9 sewage treatment plant. Air source heat pumps. There is additionally a Zappi electric vehicle charge point.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

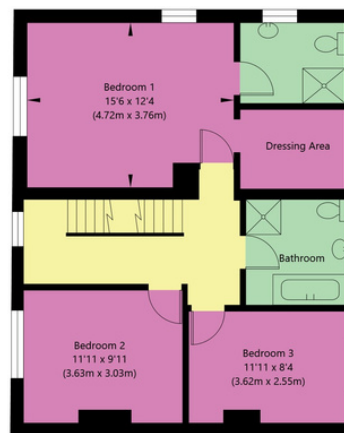
Local Authority: Selby District of North Yorkshire Council

Directions: Whinchat Cottage is situated approximately half way between the villages of Skipwith and North Duffield. From the A64 York Fulford interchange, take the A19 towards Selby. Follow the A19 to Escrick. In Escrick, opposite the church and signposted Skipwith, turn left onto Skipwith Road. Follow the road to Skipwith and once in Skipwith village just after the Drovers Arms on the left, take the left hand fork to North Duffield. After about half a mile, Whinchat Cottage is on the left.

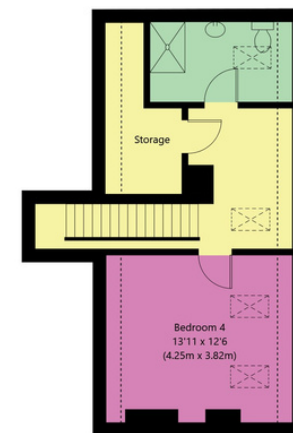
Whinchat Cottage, York Road, North Duffield, York, YO8 5DF



Ground Floor - (Excluding Workshop / Hobby Room)
GROSS INTERNAL FLOOR AREA
APPROX. 1486 SQ FT / 138.09 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 721 SQ FT / 66.95 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 437 SQ FT / 40.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2644 SQ FT / 245.62 SQ M - (Excluding Workshop / Hobby Room)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 89 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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City

Country

Coast