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GROVE COTTAGE FARM • BILTON IN AINSTY • YORK





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**PRS** Property Redress Scheme



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## GROVE COTTAGE FARM

Bilton in Ainsty, York, North Yorkshire  
YO26 7NN

*Wetherby 5 miles • York 9 miles*

*Harrogate 14 miles • Leeds 20 miles*

**Period village house with lovely garden, versatile outbuilding and paddock**

Entrance hall • cloaks cupboard • cloakroom/wc • 2 reception rooms • study • kitchen with utility room and pantry

Principal bedroom suite with bathroom • 3 further bedrooms • house bathroom

Outbuilding • greenhouse

Front and rear gardens • paddock

In all just over one acre

**For Sale Freehold**



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Grove Cottage is a detached period house situated discreetly at the end of a quiet no-through lane towards the edge of the village. It has been sympathetically extended over the years and enjoys lovely views over the garden. The property includes an enclosed paddock and a useful outbuilding that offers scope for further development. This much-loved family home is on the market for the first time in 53 years and is offered for sale with no onward chain.

- Detached cottage circa 1850, extended and updated
- Versatile accommodation of nearly 1800 sq ft
- Contemporary bathrooms, recently fitted
- Well established garden full of variety and colour
- ¾ acre paddock with country views behind
- Walking distance from a gastro pub
- Convenient for access to York, Wetherby and the A1(M)

The front door opens to a central hall with cloaks cupboard giving access to all ground floor rooms and the wc. The two good-sized reception rooms sit at the front of the house with west facing bays; their exposed ceiling beams reveal that they are part of the original 1850s building. The family/dining room has a garden door to the private, enclosed patio, a perfect outdoor space for enjoying afternoon sunshine. Alongside, is the sitting room with its recently-installed gas stove on a stone hearth, housed in a traditional brick fireplace. The study enjoys a lovely outlook over the rear garden. Also facing the garden is the kitchen/breakfast room which has ample space to accommodate a family-sized breakfast table, a gas-fired Aga, modern fitted units and a

walk-in pantry. Alongside is a useful utility/laundry room. Upstairs the central landing gives access to all four bedrooms. The principal bedroom suite has fitted wardrobes, a dressing area and large en suite bathroom with both bath and shower. There are three further double bedrooms and a large house bathroom with a four-piece suite. The guest room has folding doors that enable natural light to flood into the landing from the west.

### Outside

At the front of the property is a small garden with a colourful herbaceous border. Alongside is a part-walled patio area that is sheltered, private and southwest facing.

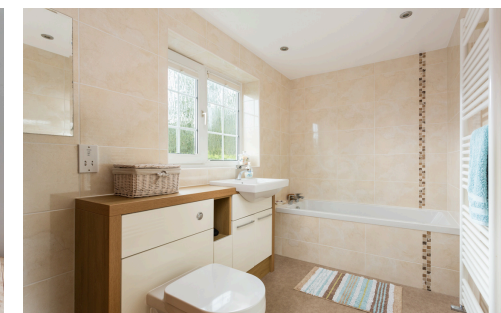
The gravel drive on the northern boundary is accessed through a five-bar and pedestrian gate, passing an avenue of flowering cherry trees with a turning area in front of the house. The drive continues past the outbuilding adorned in 'Firethorn' Pyracantha to the far paddock, giving ample opportunities for parking and an opportunity to construct a garage block subject to consents. The rear garden enjoys great privacy and is enclosed with a mixed holly/hawthorn hedge along the southern boundary. There are wide expanses of flowing lawn alongside deep herbaceous borders abundantly planted with colourful perennials. On the southeast corner is a large and productive vegetable patch with fruit bushes, an apple tree and a greenhouse with water supply. In addition to the paved terrace alongside the house there is a further sitting out area part-covered and sheltered by the outbuilding, facing due south and flanked by an espalier 'Peregrine' peach tree and a climbing rose. The paddock lies at the far end of the garden, accessed via a five-bar gate. It

rises away from the house, has a water supply and is fenced with a boundary hedge and trees. The original outbuilding that dates from the nineteenth century and was constructed in stone, has been extended and updated. It has an insulated roof, power and light and currently serves for garaging, stores and workshop. It is a versatile building, ideal for conversion into a home office or gym, or even a self-contained annexe subject to consents.

### Environs

Bilton in Ainsty is an attractive, no-through, rural village surrounded by countryside with an

historic Grade I listed church and a seventeenth century fine-dining pub, The Tickled Trout Inn. The nearest convenience store is two miles away in neighbouring Tockwith and the town of Wetherby with independent shops, cafés and restaurants as well as its racecourse lies to the west, a ten-minute drive away. Bilton in Ainsty falls within the golden Yorkshire triangle convenient for Leeds, Harrogate, Wetherby and York and is also well placed for rapid access to the region's motorway network via the A1(M).





**Tenure:** Freehold

**EPC Rating:** D

**Services & Systems:** Mains gas, electricity, water & drainage. Gas central heating.

**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

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

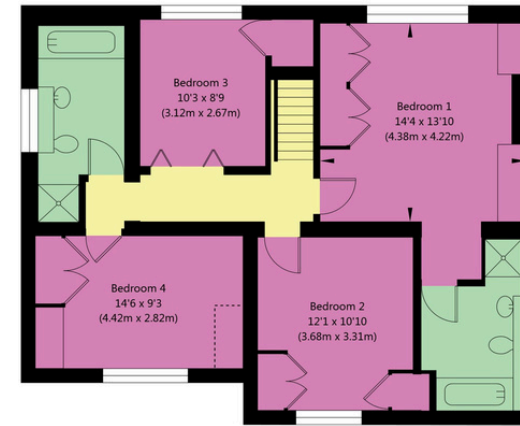
**Local Authority:** North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Directions:** From the B1224 passing through Rufforth and Long Marston, take a left at the stone church, signposted Bilton. Turn sharp left again at the telephone box and head down the cul de sac to the very end. Grove Cottage Farm is on the right hand side. [///overjoyed.promotion.walked](http://overjoyed.promotion.walked)

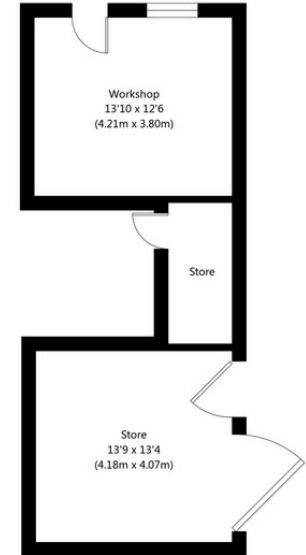
## Grove Cottage Farm, Bilton in Ainsty, York, YO26 7NN



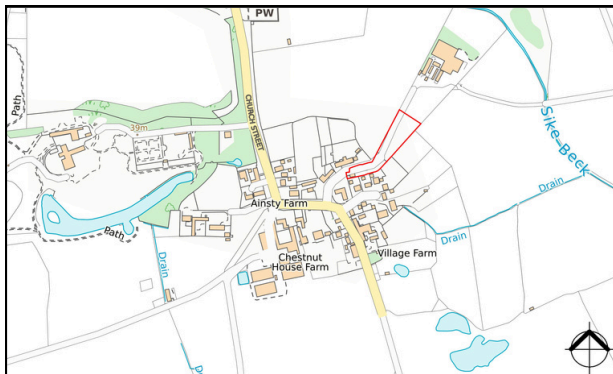
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 914 SQ FT / 84.88 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 875 SQ FT / 81.29 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1789 SQ FT / 166.17 SQ M - (Excluding Outbuildings)  
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		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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City

Country

Coast