

PUMP COTTAGE

Main Street, Colton



PUMP COTTAGE

Detached period cottage with substantial garden, double garage and parking

*Tadcaster 4 miles • York 8 miles • A1(M) 8 miles
Leeds 19 miles • Harrogate 21 miles*

Staircase hall • 2 reception rooms • snug • orangery
• kitchen/dining room • cloakroom/wc

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

Secure parking for multiple vehicles • double garage • large shed

Gardens and grounds

½ acre in all

For Sale Freehold



ESTABLISHED 1992

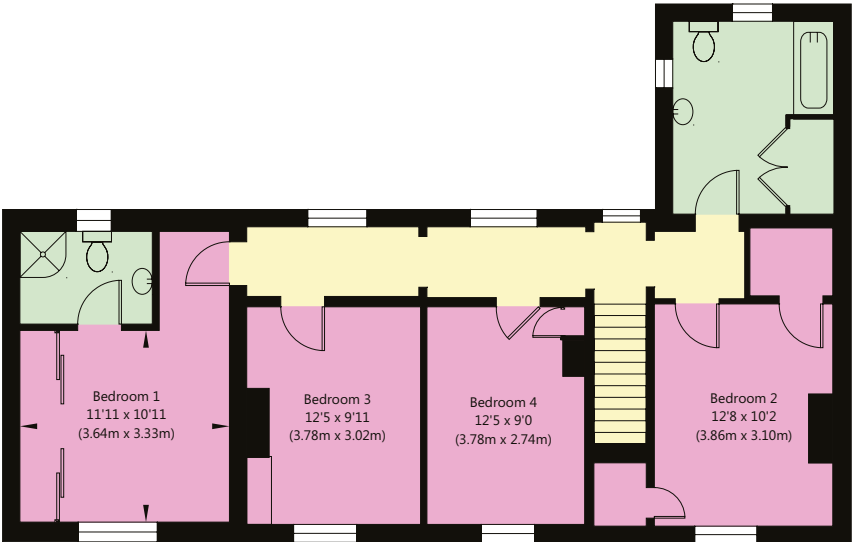
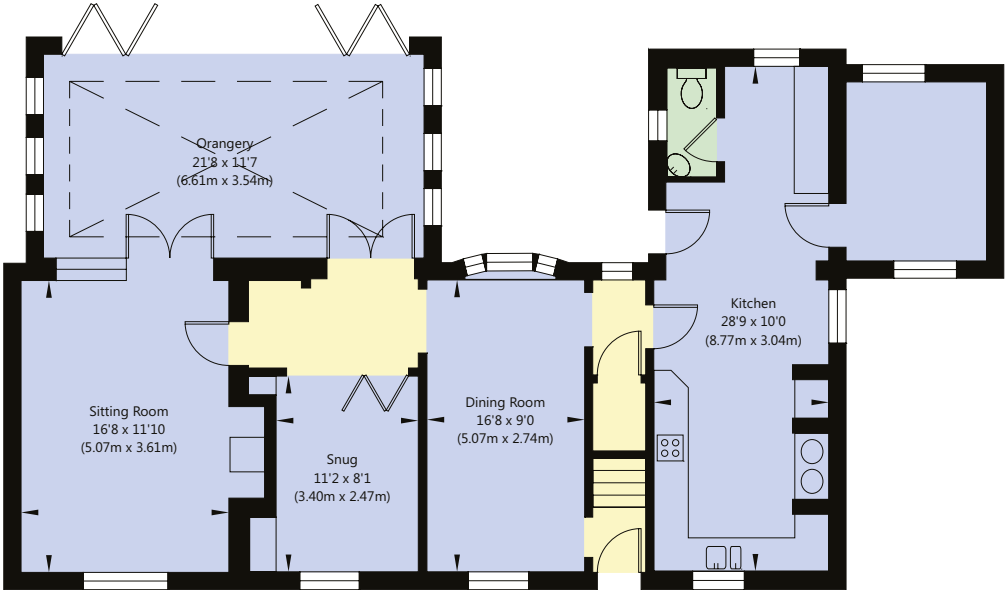
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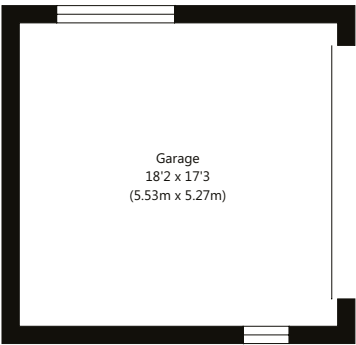
Approximate Gross Internal Floor Area
2140 SQ FT / 198.75 SQ M - (Excluding Garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1249 SQ FT / 116 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 891 SQ FT / 82.75 SQ M



City

Country

Coast

Energy Efficiency Rating		
Very energy efficient • lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		
Current	Potential	
	76	
46		

Occupying a prominent position within the heart of the village and named after the Victorian pump that remains in situ, this handsome brick-built detached house with a pantile roof was constructed in 1894 and retains a number of fine period features including exposed beams, parquet floors and panelled doors. The property has been renovated, remodelled and extended by the current owners, creating a superb house designed for modern family living with bi-fold doors that open wide onto the extensive south facing gardens. It comes with a garage and ample parking for up to eight vehicles.

- Detached period house on a large plot
- Versatile, family-sized accommodation of 2140 sq ft
- Large south facing rear garden
- Private and not overlooked
- Outbuildings – double garage, garden shed, dog kennel
- Rural but accessible
- Attractive village close to Tadcaster
- Convenient for York, Leeds and Harrogate



Tenure: Freehold

EPC Rating: E (potential C)

Services & Systems: Mains electricity, water and drainage. Oil-fired central heating. Firebird combi boiler fitted new in 2019. Double-glazed Upvc windows. Full fibre broadband. Motion sensor lighting.

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.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
 Conservation Area

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.





The open plan kitchen/dining room has windows to all sides and extends 29 ft, providing ample space for a family-sized dining table. Fitted in 2020 is a Wren kitchen that includes granite worktops, Neff, Bosch and Smeg integrated appliances and a re-conditioned Aga recessed within an exposed brick hearth. The dining room and snug sit in the original Victorian part of the house and show their character with wooden floors and exposed ceiling beams. The sitting room features a multi-fuel stove housed in a traditional brick fireplace with a sturdy mantel beam, exposed lintel and ceiling beams. Double doors open to the orangery, a light-filled room, triple aspect with a large lantern window, electric underfloor heating and bi-fold doors that open full width onto the south facing terrace.

The first floor has four bedrooms serviced by two bathrooms, all accessed from the long landing illuminated by south facing windows. The large, modern family bathroom includes a bath with shower over and walk-in cupboard. The principal bedroom has an en suite shower room with contemporary fittings and bedroom 2 has a walk-in cupboard that offers potential to be developed into an en suite bathroom. The loft is part boarded with electric light and accessed via a dropdown ladder.



Outside

The property is set behind electric gates and a new gravel driveway passes on the eastern boundary continuing past a five-bar gate to the parking area at the rear and the separate brick-built garage with a pantile roof. The double garage has electric doors, power, light and an EV charger. The property is well screened by a well-established mixed hedge, shrubs and trees and has a large lawned front garden with a flowering cherry tree.

The rear garden is south facing with a paved terrace abutting the rear elevation, sweeping lawns, well stocked flowerbeds, and a variety of trees and shrubs including acers, rowan and variegated holly. There is also a rose arch adorned with honeysuckle, a small orchard, a summerhouse, two sheds and a greenhouse. The property is enclosed by brick walls and mature hedges and overlooks open fields to the rear.





Environs

Colton is a peaceful rural village within a beautiful stretch of countryside popular with walkers and cyclists and home to a family-run farm shop with café. The nearby town of Tadcaster offers a wider range of shops and amenities and Tadcaster Grammar School. A mile away is the A64 dual carriageway connecting to the A1(M) and M62 motorways and to the city of York, only eight miles to the east. Its position makes the village an ideal gateway to Yorkshire's major towns and business centres. Leeds Bradford International Airport can comfortably be reached in less than an hour and York Railway Station offers a regular mainline service to London King's Cross with many journeys under two hours.

Directions

Pump Cottage lies within the middle of the village opposite the red telephone box.

What3words: ///steepest.wishes.imposes

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** May 2025. Brochure by wordperfectprint.com

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