



Main Street, Oldstead Guide Price £585,000

A characterful 3 bedroom detached cottage in 0.35 of acre situated in a picturesque village within the breathtakingly beautiful North York Moors National Park. Features include 3 reception rooms and a dining kitchen complemented by generous parking, larger than average triple garage with and glorious rural views to the rear.

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Inside

The extended ground floor living space provides a delightful sitting room with exposed beams and wood burning stove plus a former tailors shop which is now a fabulous snug with a high vaulted ceiling. The "farmhouse" style dining kitchen features an oil fired Aga and a range of base and wall storage cupboards complemented by a conservatory and utility room with shower leading off.

Stripped pine period doors lead off the first floor landing into 3 bedrooms (1 with fitted wardrobes) and a bathroom.

Other internal features of note include double glazing and an oil fired central heating system to radiators.



Outside

A driveway to the side of the cottage provides generous parking and access into a substantial triple garage and workshop which was built in the early 1990's to provide approx. 672 sq ft of ground floor space with a further 440 sq ft of storage space above with a 7'4" max head height. Please note that any residential planning potential that this garage may have should be explored through North York Moors planning department.

<https://www.northyorkmoors.org.uk/planning>



The delightful rear and side gardens are both mainly laid to lawn and blessed by glorious rural views. In total, the cottage sits within a plot of around 0.35 of an acre that include 0.25 of acre of former agricultural land which benefits from a timber built field shelter (approx. 30'0" x 10'0") with planning permission granted in 2022 for it to be used as a garden with conditions as outlined within the above North York Moors planning portal searching for the application reference NYM/2022/0211.



Services

We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

Energy Efficiency

This property's current energy rating is E (39) and has the potential to be improved to an EPC of A (100).

Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 4BL.

Tenure

We have been informed by the vendor that the property is freehold.



Main Street, Oldstead, York, YO61 4BL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 1426 SQ FT / 132.5 SQ M - (Excluding Log Shed & Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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