



Orchard House, Railway Street, Slingsby, York YO62 4AN

Guide Price £550,000

A rare and exciting opportunity to cosmetically update and improve a fabulous 4 bedroom detached stone built cottage set in 1 acre of idyllic gardens and woodland. Located within a picturesque village only 35 minutes drive north of York and 10 minutes west of Malton, the property also features around 1,500 sq ft of outbuildings that include a former 1 bedroom annexe.

*** NO ONWARD CHAIN ***

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Inside

An entrance porch and reception hall with staircase and larger than average cloakroom/wc leads off into a spacious sitting room with wood burning stove and rear garden views and French doors out onto a paved seating area.

The 24'4" (7.42m) long dining kitchen provides a buyer with a blank canvas to update, replace and restyle the existing kitchen that comprises of timber worktops, base and wall storage cupboards and integrated appliances, complemented by a pantry and formal dining room/family room leading off with further French doors out into the rear garden and double doors into a small conservatory at the side of the cottage..

The first floor landing leads off into 4 bedrooms and a shower room which was restyled in 2017.

Other internal features of note include single glazing and an LPG fired central heating system to radiators with a new boiler installed in 2025 and the gas tank replaced in 2023.

Outside

A gated driveway provides parking and leads up to a range of outbuildings extending to around 1,500 sq ft that are now in need of refurbishment and include a versatile former 1 bedroom annexe/home office, garaging and workshop space.

The idyllic rear garden extends to around .75 of an acre and is mainly laid to lawn featuring an expansive paved seating area off the formal dining room, a generous orchard (apple, plum and pear), raised veg beds and 0.25 of an acre of woodland on the rear boundary. In total the property stands within approximately 1.075 acres.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

F

Council Tax

F - North Yorkshire Council

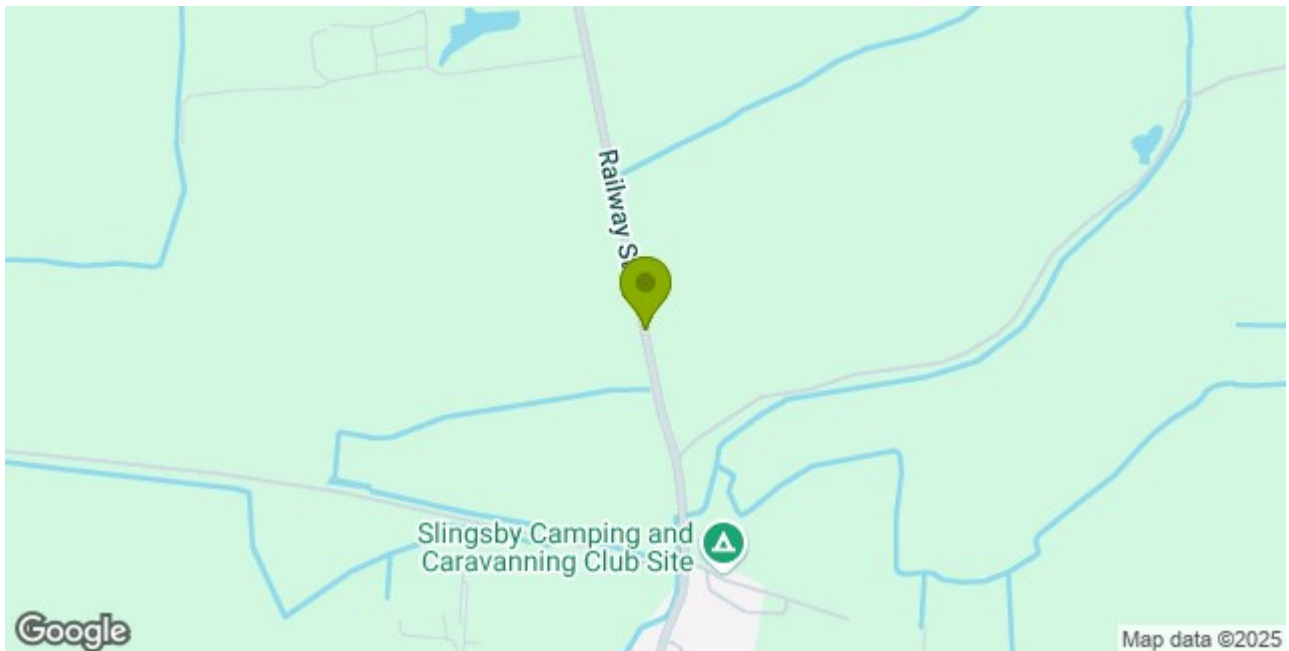
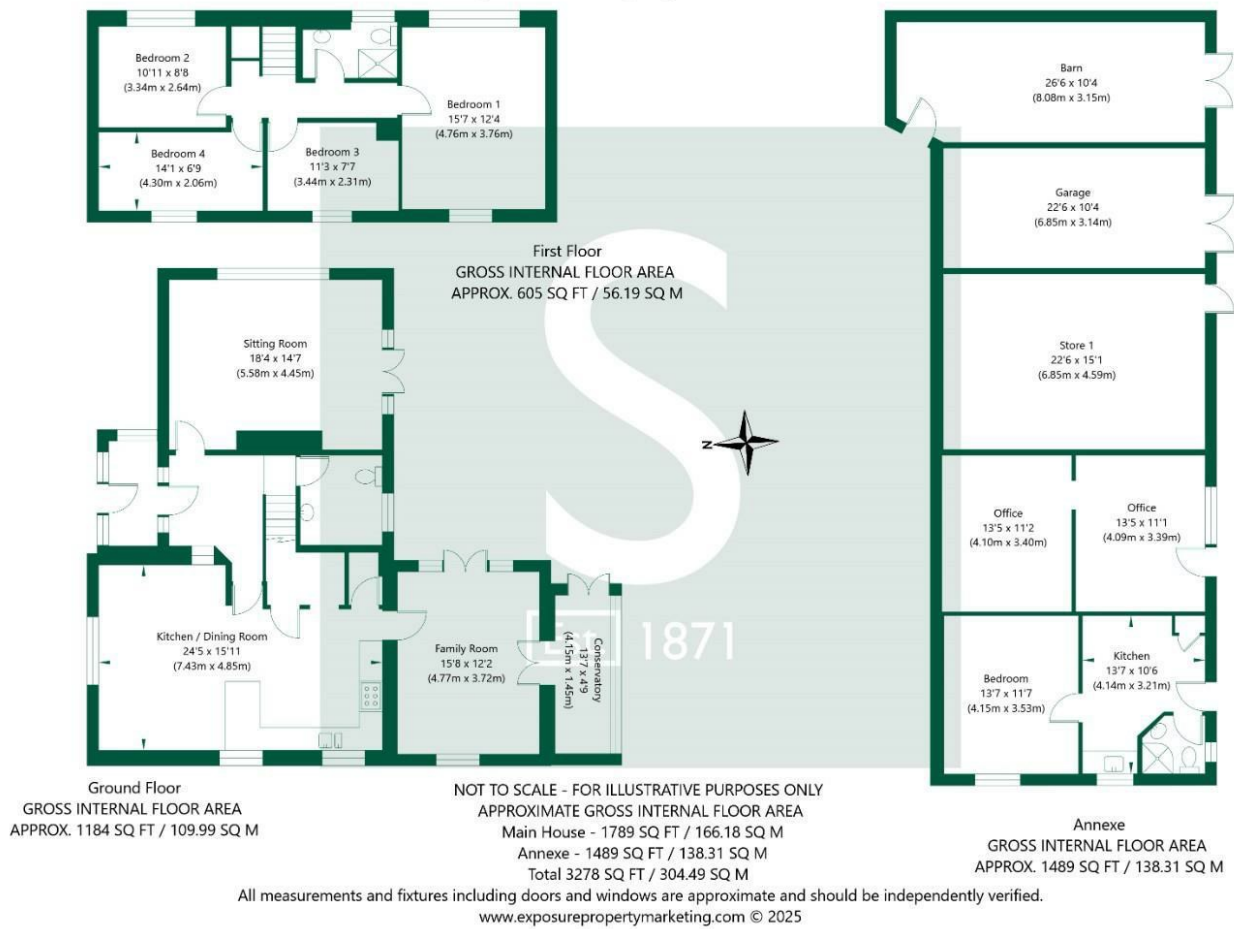
Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Railway Street, Slingsby, York, YO62 4AN



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