



## White Rose Cottage Newton On Ouse, York YO30 2DF

### Guide Price £500,000

An exciting opportunity to cosmetically update and improve a surprisingly spacious 3 bedroom detached property located on the rural fringes of a picturesque village less than a 15 minute drive north of York. Originally built in 1982, this architect designed home also features a former barn which has been converted into a double garage with a versatile room above.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

An entrance hall with elegant staircase leads off into a cloakroom/wc (with the original "Alpine Blue" coloured toilet and basin), study with rural glimpses and a living room with gas fire, rear garden views and sliding doors opening into a dining room with further views across the rear garden.

The kitchen/breakfast room features the original 1980's range of base and wall storage cupboards and presents buyers with a blank canvas to update, replace and restyle to taste or consider knocking through into the dining room to create a more contemporary size and style of dining kitchen.

The first floor landing leads off into 3 double bedrooms (all with built-in wardrobes and 2 with rural views) and a bathroom with the original "Sandalwood" coloured suite and a further opportunity to update, replace and restyle to taste. Also leading off the first floor landing is a useful linen cupboard and a versatile store room with the potential to be converted into an independent shower room or facilitate the expansion of the main house bathroom.

Other internal features of note include a gas fired central heating system with a combination boiler (2019), double glazing and a drop down ladder on the landing allowing access up into partially boarded loft space.

## Outside

Externally, the front garden is mainly laid to lawn and a gated driveway provides parking and access into a brick built garage and a former stable with hay loft above presenting buyers with 698 sq ft of garaging, workshop and storage space as well as an opportunity to consider converting into ancillary living space (subject to the required local authority planning approval).

The rear garden is predominantly laid to lawn and features 5 apple trees and a greenhouse.

## Tenure

Freehold

## Services/Utilities

Mains gas, 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

D

## Council Tax

E - North Yorkshire Council

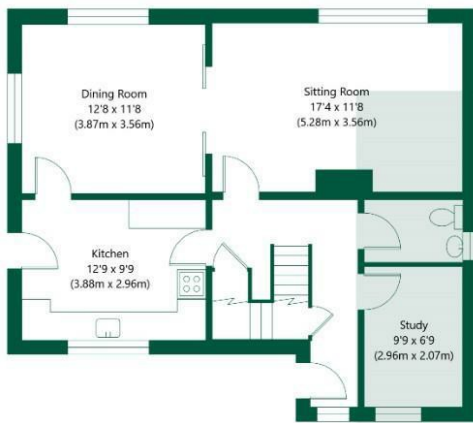
## Current Planning Permissions

No current valid planning permissions

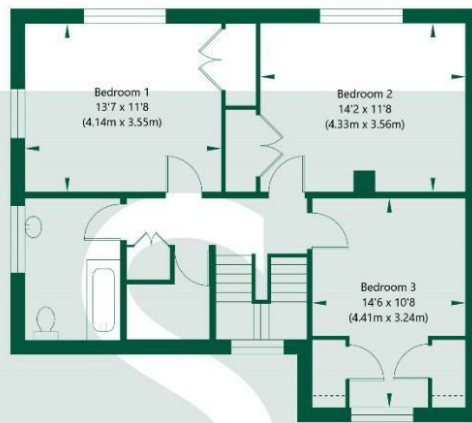
## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

# Back Lane, Newton On Ouse, York, YO30 2DF

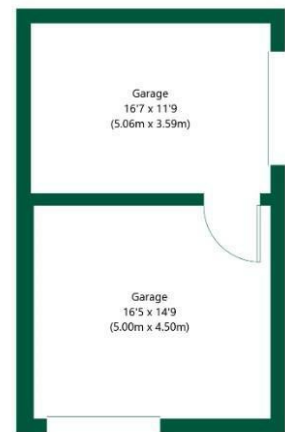


Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 715 SQ FT / 66.43 SQ M

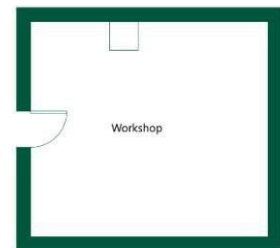


First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 717 SQ FT / 66.57 SQ M

Est. 1871

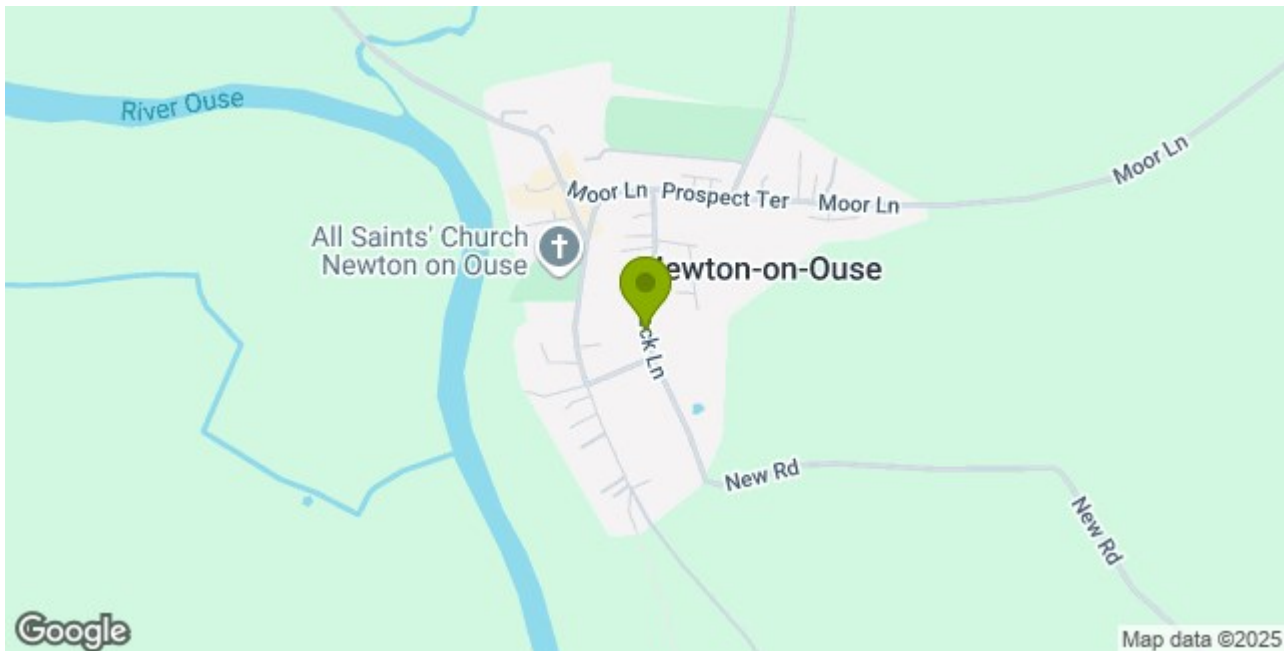


Ground Floor



First Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1432 SQ FT / 133 SQ M - (Excluding Garages and Workshop)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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