



## Main Street, Goldsborough, Knaresborough Asking Price £475,000

\*\*\*\* FEATURE BREAKFAST KITCHEN \*\*\*\*

A charming period cottage set in the heart of Goldsborough featuring spacious living accommodation with range of outbuildings, private gardens and detached double garage.





## Accommodation

Set within the heart of one of the region's most sought after villages and dating back to 1750, is this charming period cottage ideal for both young and mature families with generous living accommodation set across two floors.

Internally, you are welcomed by a spacious reception hall having a staircase which leads to the first floor with electric radiator and Delph rack.

Crucially, there is a downstairs cloakroom having a low flush WC and wash hand basin in addition to a double fronted built-in wardrobe and heated towel rail. The principal reception room is a spacious lounge having a living flame coal effect gas fire set on a marble hearth. The lounge features twin double glazed casement windows to the front elevation, in addition to a television aerial point, electric radiator and feature exposed beamed ceiling.

There is a dining room which has a cast iron stove set on a stone hearth with exposed brick surround. The dining room includes an electric radiator, feature exposed beamed ceiling and dado rail.

One of the feature rooms of the property is the open plan breakfast kitchen having a range of built-in base units with Granite worktops and inset ceramic sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in NEF electric oven with a four point induction hob unit and extractor canopy. There is an integrated dishwasher and space for a freestanding fridge freezer unit and breakfast table. Sliding patio doors lead out onto the rear garden beyond and there is a secondary side entrance door, ceiling downlighters and electric radiator.

To the first floor there are three well-proportioned bedrooms, all of which enjoy double glazed casement windows, and electric radiators.

The main bedroom is located centrally within the property, having a bank of built-in wardrobes with adjoining chest of drawers and dressing table.

Bedroom two also includes a double fronted wardrobe with matching high level storage cupboards and chest of drawers.

Bedroom three has a built-in over stairs linen cupboard and all three bedrooms are accessed by a spacious landing which includes an electric radiator.

Finally, there is a house bathroom which has a traditional three-piece suite comprising a low flush WC, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height Travertine tiled splashbacks. The bathroom includes a Dimplex electric heater, a mounted towel rail and electric radiator.

## To The Outside

The property occupies a choice position overlooking the Main Street of Goldsborough with vehicular access off a shared driveway with gated entrance onto a rear gravelled hardstanding which provides off-street parking for numerous vehicles. The driveway in turn accesses the detached garage which has twin remote activated up and over garage door and is equipped with electric light and power.

Directly to the front of the property is a fore court garden with a flagged pathway and raised herbaceous front border.

Running full width across the side elevation is a flagged patio which is south facing and provides ample space for freestanding garden furniture. The garden steps up onto a shaped side garden which is laid to lawn with walled and fenced boundaries.

Adjoining the rear elevation is a covered rear entrance lobby which accesses a range of secondary accommodation.

There is a substantial utility room which has a range of built-in high and low level storage cupboards with a fitted worktop and inset sink unit. The utility room provides plumbing for a washing machine and ample space for a tumble dryer. There is an electric heater, ceiling downlighters and tiled flooring.

Adjoining the utility room is a walk-in cupboard which provides very useful additional storage accommodation.

Accessed from the side patio is a beautifully presented garden room which can be easily used as an outside office or gymnasium, and there is a small store between the Pantry and the Garden Room. There is a lean-to garden shed adjoining the side garage elevation and finally, there is a detached summer house/workshop which is of timber construction with electric light and power, ideal as a hobby room or study.

The property offers a very rare opportunity and an inspection of both the internal and external accommodation is strongly recommended to appreciate the quality on offer.

## Agents Note

In December 2022, the main roof and the garage roof were recovered.

## Notes

Tenure: Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mb download speed

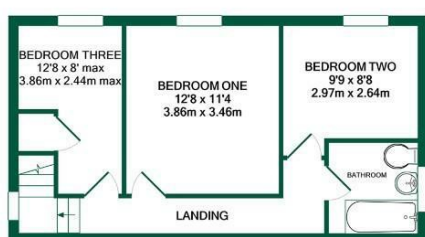
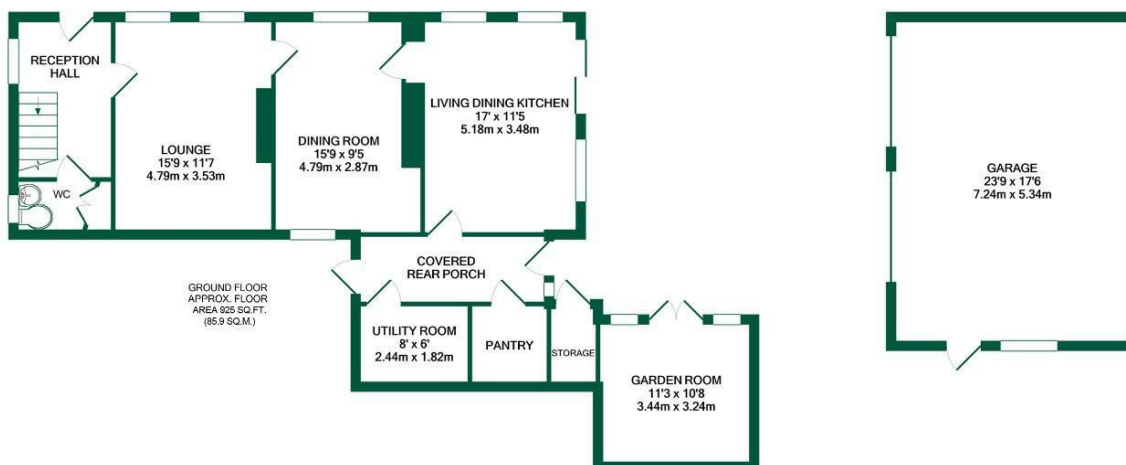
EPC Rating: G

Council Tax: D - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700

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



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1390 SQ.FT. (129.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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