



## Humberton, Helperby Guide Price £550,000

\*\*\*\* STUNNING OPEN VIEWS \*\*\*\*

A rare opportunity to acquire this significantly extended period cottage, full of character and period features, set within generous and expertly maintained gardens and surrounded by superb open views.



## Foreword

This period cottage which is set in a semi-rural location and occupies an idyllic position with stunning panoramic views, offers quick and easy access to the market towns of Boroughbridge, Easingwold and Thirsk.

The property has been significantly extended and maintained over many years, offering generous 4 bedroom family living accommodation and set within delightful and expertly manicured gardens.

The property is complimented by a detached garage and garden room with ample off street parking. An early inspection is strongly recommended.

## Accommodation

Internally, the property is entered from the side into the open plan breakfast kitchen, which is without doubt the feature room of the property. The kitchen has a range of built-in high and low level storage cupboards with laminated worktops and an inset stainless steel sink unit, with an additional range of matching storage cupboards with ceramic tiled splashbacks.

Included within the kitchen is a built-in electric oven with 4 point induction hob unit and extractor fan. There is a floor mounted 'Stanley' which provides the property with heating and hot water. There is ample space for fridge and freezer units as well as plumbing for a dishwasher.

The breakfast kitchen has a vaulted ceiling with numerous double glazed Velux roof lights as well as twin radiators and French doors which lead out onto the patio beyond.

Located off the kitchen is a separate utility room having additional fitted worktop with display shelving in addition to plumbing for a washing machine and space for a tumble dryer. There is a mounted cloaks rail and radiator.

The property has a downstairs shower room which includes a low flush w/c, bracketed wash hand basin and walk-in shower cubicle with full height tiled surround. There is a radiator and extractor fan.

Located at the rear is a study with cloak rail and radiator.

There is an inner hall with recessed airing cupboard and an arch way that leads through into a second study/office.

The property enjoys 2 large reception rooms located at the front of the house, first of which is a spacious lounge having an inglenook fireplace with Quarry tiled hearth. There is a television aerial point, beamed ceiling and radiator.

Integral glazed doors lead into a dining room/second lounge having a turn staircase leading to the first floor accommodation in addition to a feature leaded light casement window to the front elevation. There is a serving hatch to the kitchen and radiator.

The first landing services all the first floor accommodation and includes a radiator and loft hatches.

There are 4 generous bedrooms, the main bedroom of which is located at the front of the house having a bank of built-in wardrobes with matching overhead storage cupboards.

Bedroom 2 is located at the rear having a separate bed and study area. Bedroom 3 has a built-in over stairs wardrobe with bedroom 4 being located at the rear. All 4 bedrooms include uPVC framed double glazed casement windows and radiators.

The internal accommodation is completed by a house bathroom which has a low flush w/c, wash hand basin and inset panelled bath with wall mounted Mira shower attachment and ¾ height tiled splashbacks. There is a recessed linen cupboard, ceiling down lighters and radiator.

## To The Outside

The property is entered via a gated access onto a gravelled side driveway which opens out at the rear onto a large hardstanding area which provides space for numerous vehicles.

The driveway in turn gives access to the detached garage which is of brick and tiled construction with timber garage doors, light and power. Adjoining the garage is a garden room with uPVC framed double glazed entrance door. The garden room could easily be used as a playroom or gymnasium.

Burton Cottage is set within stunning gardens which have been expertly maintained and landscaped over many years.

Directly to the front of the property is a garden which is laid to lawn with raised herbaceous borders and walled side boundaries, in addition there is a raised flagged patio adjoining the side elevation providing space for garden furniture. The property's principal garden runs parallel with the driveway and is laid to lawn and features a central apple tree providing a yearly harvest of Bramley's.

The rear garden is laid to lawn with densely populated and surrounding herbaceous borders.

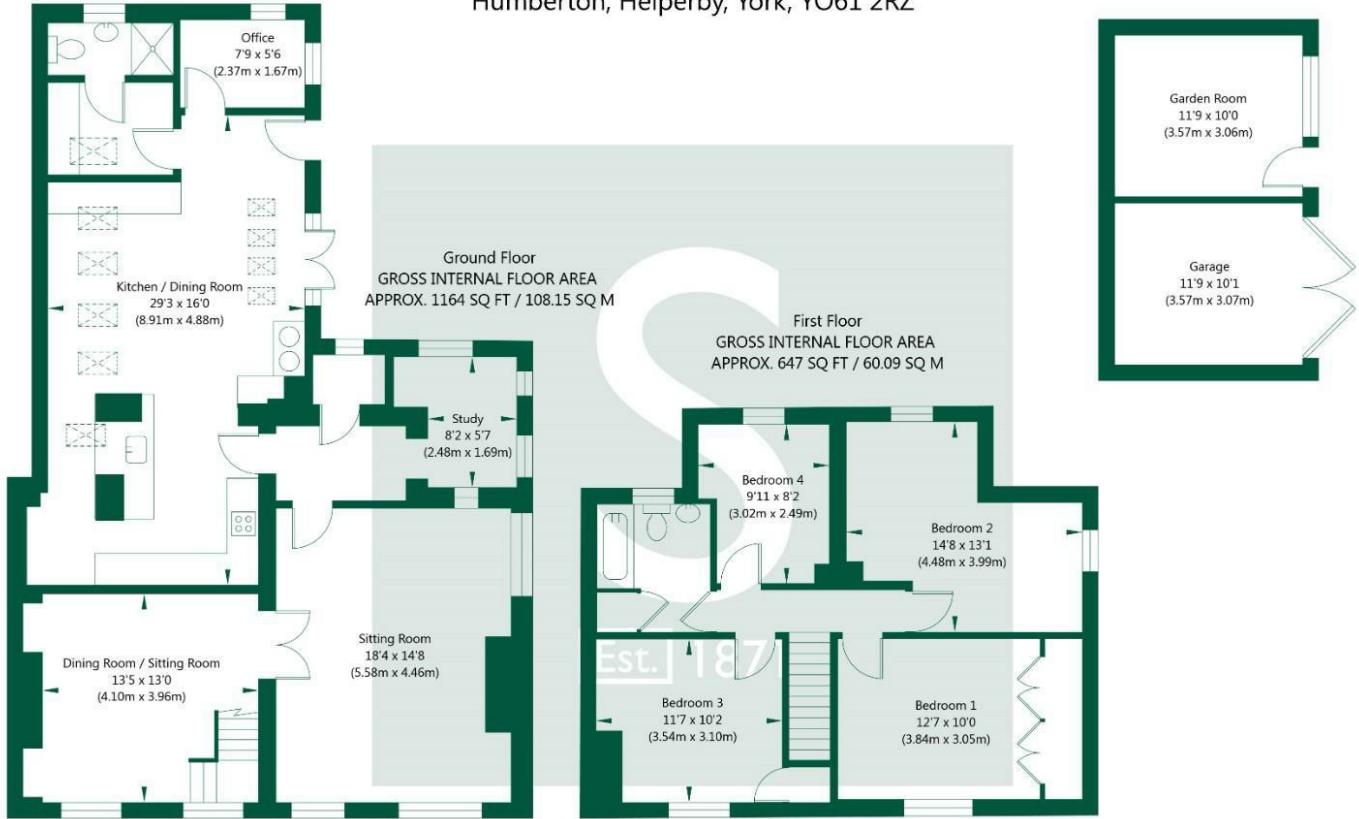
The garden backs onto farmers' fields and is laid to lawn with further apple trees. The setting creates an ideal family environment.

## Energy Efficiency

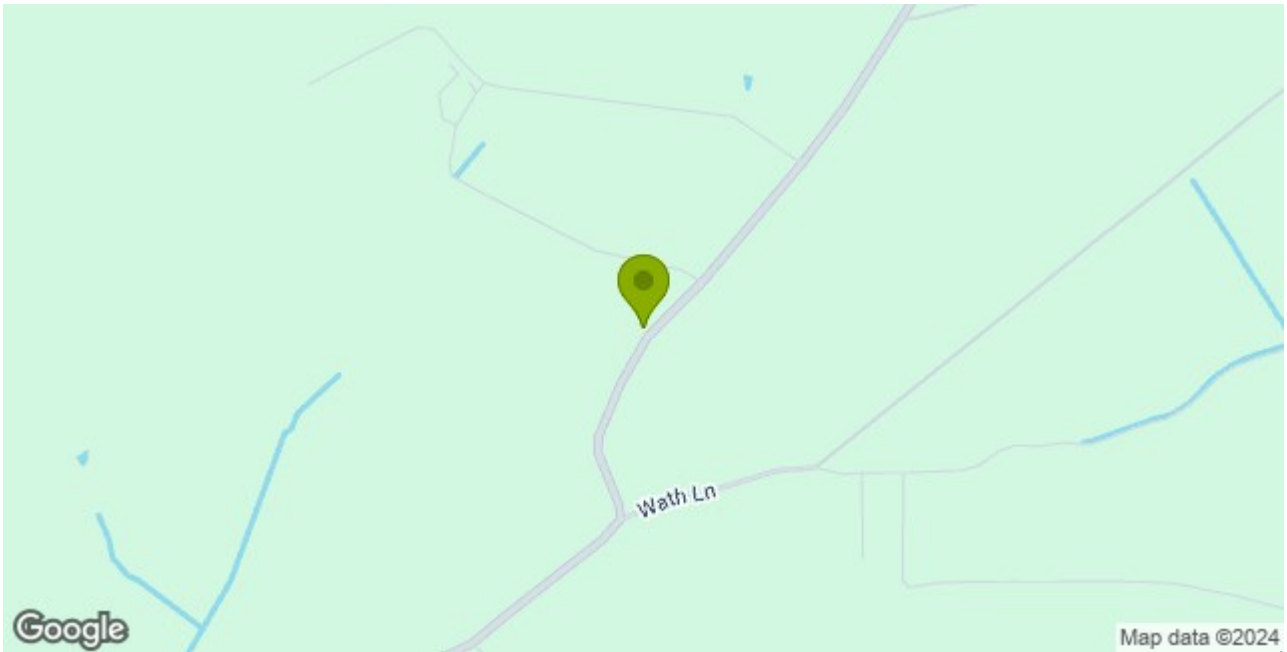
The property's current energy rating is E (53) and has the potential to be improved to an EPC rating of A (92).



Humberton, Helperby, York, YO61 2RZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1929 SQ FT / 179.16 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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