



Main Street, Great Ouseburn Asking Price £375,000

*** FANTASTIC REAR GARDEN ***

A charming three-bedroomed period cottage situated in this most sought-after village location with exceptional rural views and a fabulous rear garden ideal for families and gardening enthusiasts which is crucially available for sale with vacant possession and no forward chain.



Accommodation

The property is entered by a timber door into the sitting room which is spacious in size with painted timber ceiling beams. Positioned centrally is a feature open fireplace with tiled surround and fitted cabinets to the left hand side.

Accessed off the sitting room is a second reception room which is again of a good size with painted timber ceiling beams. This room is flexible and could easily be used as either a formal dining room, playroom or second sitting room. This room also benefits from an access door out into the passage leading to the rear garden.

Through the second reception room is the rear hall with a convenient downstairs WC, as well as fitted storage units and stairs leading up to the first floor living accommodation. There is an open entrance in the rear hall into the kitchen which has a combination of base and wall storage units with laminate preparation surfaces incorporating a stainless steel sink with drying area. There is an integrated electric Belling oven as well as space for a fridge/freezer and washing machine. In addition, there is a timber door to the rear elevation which leads out from the kitchen into the expansive garden beyond.

Located on the first floor are three well-proportioned double bedrooms. Two of the bedrooms are located towards the front of the property and enjoy picturesque rural views.

The house bathroom comprises a three-piece suite including bathtub with shower head over, WC, wash hand basin and heated towel rail.

To The Outside

One of the outstanding features of the property is the rear garden which is predominantly laid to lawn and opens out into a fabulous outside space with an array of trees, including a large apple tree. Additionally, there is a brick-built outbuilding providing two storage areas. Thus, this property would be ideal for keen gardeners and/or families.

To the front of the property is a further lawned garden with a walled front boundary and a pleasant low maintenance pebbled seating area. A passageway down the side of the property, with gated entrance, leads to the aforementioned rear garden.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Energy Efficiency

The property's current energy rating is E (51) and has the potential to be improved to an EPC rating of B (81).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. Property runs off oil central heating.

Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: C - North Yorkshire Council

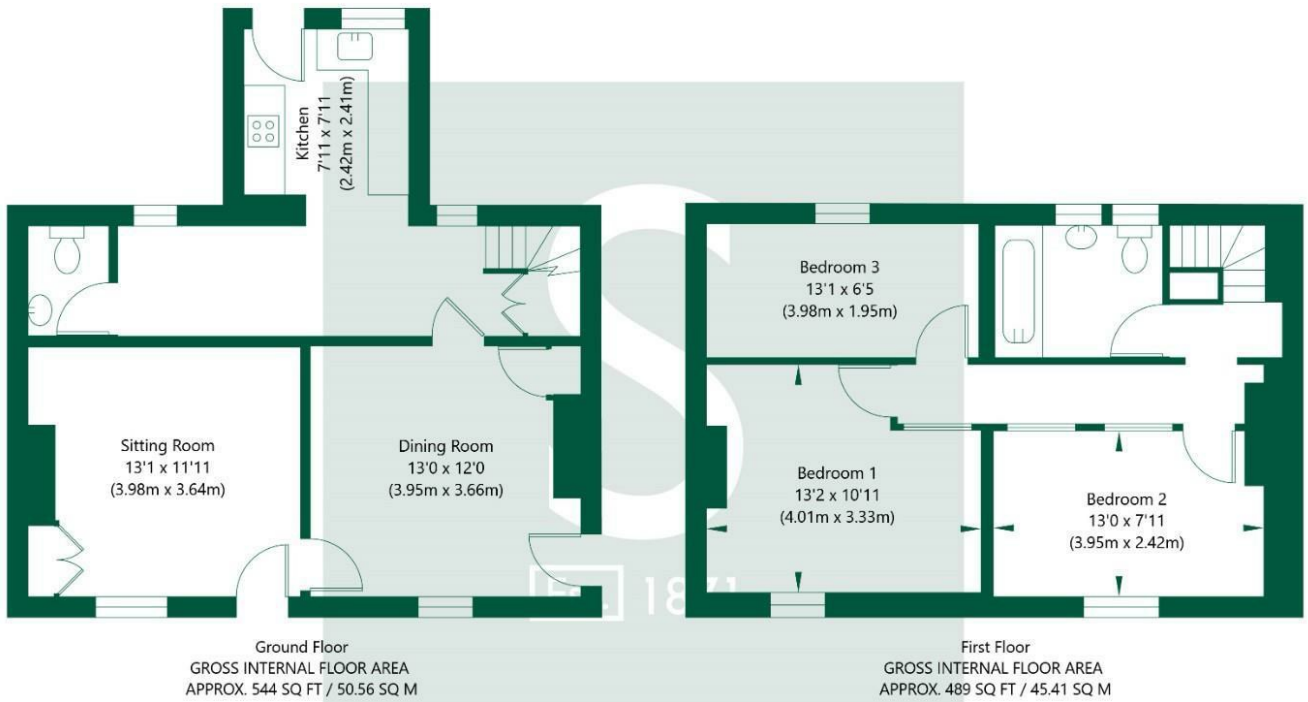
Current Planning Permission: No current valid planning permissions

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

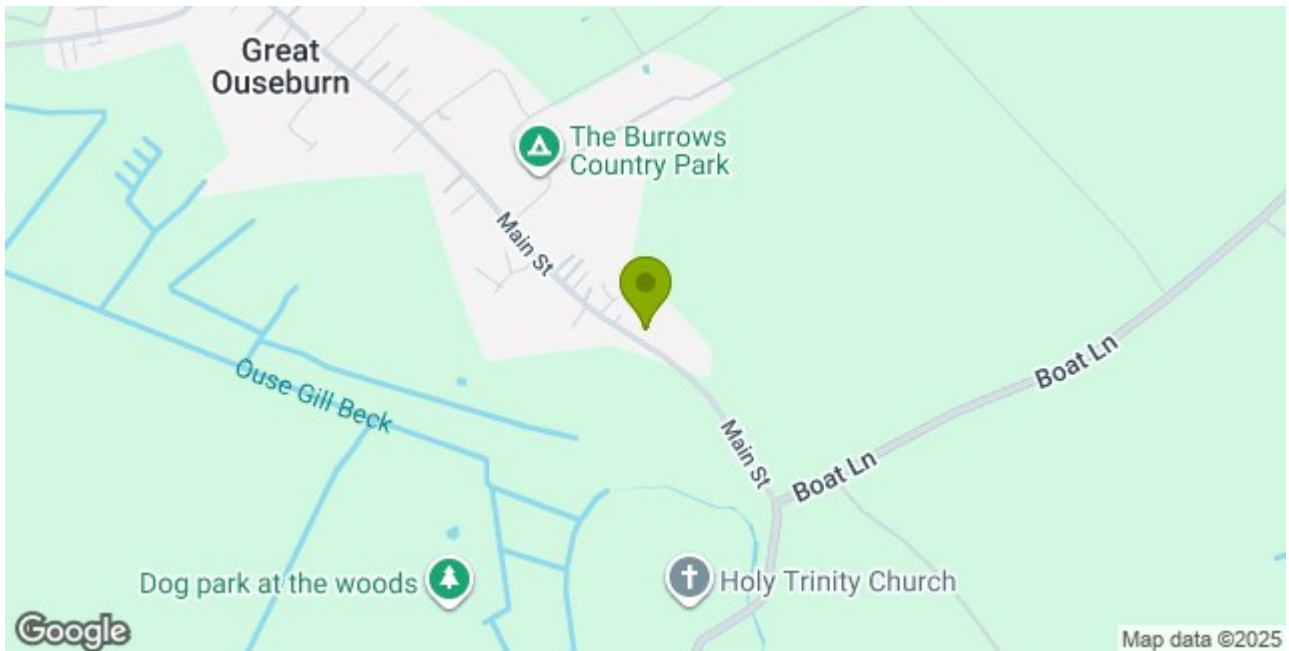
Overage Provision

The property will be subject to a 25 year overage provision entitling the current owners to 50% of any uplift of value should planning be granted on any part of the site for separate residential dwellings.

Main Street , Great Ouseburn, YO26 9RQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1033 SQ FT / 95.97 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

