



## 8 The Cottage, Saltmarshe

Offers Over £300,000

- Characterful Detached Cottage
- Lounge with Exposed Beams
- Separate Dining Room
- Delightful Kitchen/Garden Room
- Ground Floor Shower/WC
- 3 Bedrooms
- En-Suite & Dressing Area to Bed. 1
- Family Bathroom/WC
- With Parcel of Land Mainly Laid to Lawn Measuring 0.16 Acre

An excellent opportunity to acquire this characterful detached cottage nestled in the desirable hamlet of Saltmarshe, enjoying views over the River Ouse and offered for sale with no onward chain.



The property welcomes you through an entrance door with stained glass panels into an entrance hall with staircase leading to the first floor.

Immediately to the left of the entrance hall is a useful wet room with shower area, toilet and sink.

The cosy lounge is located at the front of the property having two sash windows and featuring a charming cast iron stove with timber surround. The lounge has exposed ceiling beams and a central heating radiator.

Adjacent to the lounge, the dining room also enjoys a sash window to the front. This room is ideal for dining or entertaining guests but can also be used for a range of different purposes depending on the individual(s) requirements.

The kitchen/garden room has a range of fitted base and wall units with laminate work surfaces. Integrated appliances include a ceramic sink and drainer and extractor fan with space for a cooker, and plumbing for a washing machine and dishwasher. Tiled flooring and central heating radiator. There is a window to the side elevation and patio doors leading out to the rear garden.

The first floor landing has loft access and provides access to three double bedrooms and a house bathroom.

Bedrooms two and three are located at the front of the property and both benefit from exposed ceiling beams and a fireplace. Bedroom one is at the rear of the property and has the benefit of a dressing area and en-suite. The en-suite comprises of a corner bath with shower attachment, sink and toilet. There is also an extractor fan and central heating radiator.

The house bathroom is complete with a panelled bath with wall tiling, toilet and sink. There is also a central heating radiator and extractor fan.

To the rear of the property, a paved yard offers a low maintenance outdoor space. There is a shared driveway with a right of way for access. There is also a hardstanding area which can also be used for parking.

The property benefits from the ownership of a parcel of land located to the south east of the property. The land measures 0.16 acre and is predominately laid to lawn and enclosed to all four sides. A plan enclosed within these particulars demonstrates the land and red lined boundaries.

The property can be found along Main Street in Saltmarshe, a picturesque hamlet situated on the north bank of the River Ouse approximately 3 miles from Howden.

Tenure: Freehold

Services/Utilities: Electricity and Water and are understood to be connected. Septic tank drainage.

EPC Rating: 43 (E)

Council Tax: East Riding of Yorkshire Band B

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707







## The Cottage, Saltmarshe, DN14 7RY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1335 SQ FT / 123.96 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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