

Ivy Cottage & Greenacres, Main Street,  
Melbourne, YO42 4RE  
£780,000



We feel this is an unique opportunity to purchase a characterful cottage and detached bungalow together with useful agricultural buildings, set in 9.51 acres or thereabouts.

Properties like this seldom come onto the open market and offers vast opportunities for the discerning buying looking for multi-generation living or additional income. Viewing is strictly by appointment via the selling agents.

This properties are Freehold. East Riding Of Yorkshire County Council. Council Tax Band D for Greenacres and Ivy Cottage is Council Tax Band E



#### IVY COTTAGE

A detached cottage of solid brick construction under a pitched tile roof with UPVC double glazing. The property has accommodation which briefly comprises:-

#### ENTRANCE PORCH

2.53m x 2.04m (8'3" x 6'8" )

Entered via UPVC entrance door and exposed brickwork.

#### KITCHEN

4.52m x 2.20m (14'9" x 7'2" )

Fitted with a range of wall and base units, stainless steel sink unit with tiled splash back and drainer, built in oven and hob and double glazed window to side elevation.

#### DINING ROOM

4.07m x 3.66m (13'4" x 12'0" )

Solid fuel fireplace, electric storage heater, dado rail, coving to ceiling, beamed ceiling and double glazed window to side elevation.

#### INNER HALL

1.90m x 1.00m (6'2" x 3'3" )

Stairs to first floor accommodation, with dado rail.

#### LOUNGE

5.12m x 3.65m (16'9" x 11'11" )

Open fireplace with tiled hearth, back and mantelpiece and side TV shelf, electric storage heater, beamed ceiling, dado rail, coving to ceiling, two wall light points and double glazed window to side elevation.

#### SHOWER ROOM

2.37m x 1.29m (7'9" x 4'2" )

Fitted suite comprising shower cubicle, pedestal wash hand basin and low level WC.

#### UTILITY ROOM

3.11m x 2.27m (10'2" x 7'5" )

Double glazed window to side elevation, having plumbing for washing machine.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

3.16m x 0.84m (10'4" x 2'9" )

Cylinder airing cupboard and further storage cupboard.

#### BATHROOM

3.16m x 1.70m (10'4" x 5'6" )

Fitted suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled splashbacks and opaque double glazed window to side elevation.

#### BEDROOM ONE

4.11m x 3.65m (13'5" x 11'11" )

Electric storage heater, loft access and built-in wardrobes with hanging rail.

#### BEDROOM TWO

5.08m x 3.64m (16'7" x 11'11" )

Electric storage heater and double glazed window to side with views.

#### BEDROOM THREE

3.77m x 2.29m (12'4" x 7'6" )

Night storage heater and double glazed window to side elevation.

#### OUTSIDE

A gravel drive and parking are with front, side and rear lawned gardens with hedgerows and garden borders with small rear flagged patio area.

#### GREENACRES

A detached bungalow built in approximately 1965 of brick cavity construction under a pitched concrete tile roof with UPVC double glazing. The accommodation briefly comprises:-

#### PORCH

Comprising coal house, WC and storage cupboard.

#### KITCHEN

3.50m x 1.65m (11'5" x 5'4" )

Fitted with a range of base units, double stainless steel sink unit and drainer, cooker point, built-in pantry, side external door and double glazed window to side elevation.

#### DINING ROOM

3.54m x 3.51m (11'7" x 11'6" )

Solid fuel fire on tiled hearth and surround with electric storage heater and double double glazed window to rear elevation.

#### ENTRANCE HALL

3.06m x 1.84m and 2.23m x 0.88m (10'0" x 6'0" and 7'3" x 2'10" )

Entered via composite front entrance door, having electric storage heater, coving to ceiling and access to loft.

#### LOUNGE

4.85m x 3.53m (15'10" x 11'6" )

Solid fuel fire on tiled hearth and surround, electric storage heater, coving to ceiling, double glazed window to front and side elevation.

#### FRONT DOUBLE BEDROOM

3.60m x 3.52m (11'9" x 11'6" )

Electric storage heater, double glazed window to front and side elevation.

#### REAR BEDROOM

3.50m x 2.86m (11'5" x 9'4" )

Fitted wardrobes, electric storage heater and double glazed window to rear elevation.

#### BATHROOM

2.50m x 2.13m (8'2" x 6'11" )

Fitted suite comprising panelled bath with shower over, wall mounted wash hand basin, low level WC, built-in cylinder airing cupboard and part tiled.

#### OUTSIDE

The property shares the same drive as Ivy Cottage with a flagged pedestrian access path, front, side and rear lawned gardens with shrubs and hedgerow borders.

#### YARD/BUILDINGS

Beyond the two residential properties is:-

#### WORKSHOP

5.11m x 2.67m (16'9" x 8'9" )

Brick construction under a pitched pantile roof.

#### AGRICULTURAL BUILDING

48m x 5.75m (157'5" x 18'10" )

Block and timber construction under monopitch corrugated sheet roof with sliding access doors and concrete floor to part.

#### OPEN SPAN SHED

33.92m x 11.41m (111'3" x 37'5" )

Block and timber frame construction under an open ridge corrugated sheet roof with Yorkshire boarding cladding and vehicular timber access doors with Yorkshire boarding above.

#### ARABLE FIELD

Around the buildings is a mown grass "yard" area and in the corner is a dilapidated former poultry building which is partially collapsed.

From the yard/building area a bridge crosses over the dyke to a small area of cut grass.

With road frontage on two side. The field is a flat field benefiting from hedgerow and ditch boundaries with separate roadside access and extends to approximately 8.11 acres or thereabouts. The property is passed by an overhead line with two pylons.

The land is classified as Grade 3 on the DEFRA Provisional Land Classification Map and the soil is classified as Everingham soil series, being characterised as deep stoneless permeable fine sandy soils, suitable for cereals, potatoes and sugarbeet.

#### TENURE

The property is offered freehold with vacant possession.

#### SPORTING & MINERAL RIGHTS

Sporting and mineral Rights, in so far as they are owned, are included in the sale.

#### RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

#### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not.

The property is subject to a public rights of way, for which we can provide further details upon request. There are several telegraph poles located on the property, for which we have not had sight of a wayleave agreement, but assume one is in place.

There is a right of way over the small grass paddock in favour of the neighbouring landowner.

#### ADDITIONAL INFORMATION

#### SERVICES

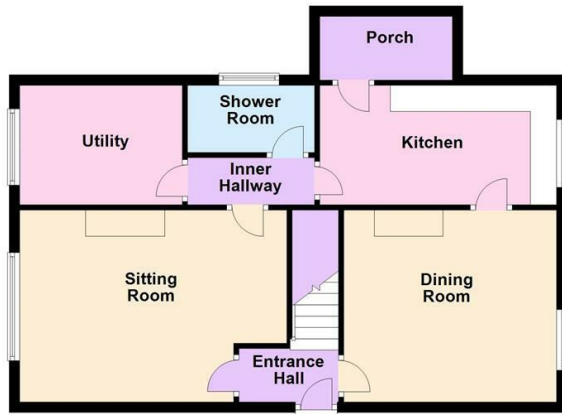
Both properties have the benefit of mains water and electricity, and are serviced by septic tank drainage located in the garden of Greenacres.

#### APPLIANCES

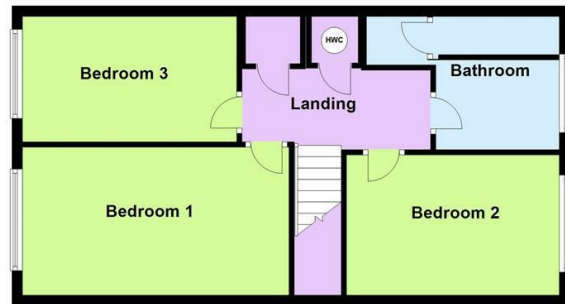
None of the above appliances have been tested by the Agent.



### Ivy Cottage



### Ivy Cottage First Floor



#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

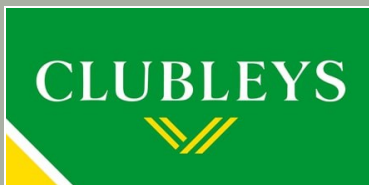
#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.