

CLUBLEYS



Highfield Cottage, 70 -71, Main Street,
Bishop Wilton, YO42 1SR

£599,950



This delightful period cottage is set in the highly desirable village with stunning views of Bishop Wilton. Offering over 2,000 square feet of living space, the property seamlessly combines traditional charm with modern comfort. With its picturesque location and generously sized accommodation, its perfect for those seeking village life without compromising on space. Highfield Cottage was originally two separate cottages featuring kitchen/dining area, three versatile reception rooms, five bedrooms and two well appointed bathrooms.

There is the potential with minor alterations to create an independent annex, ideal for a relative or as a holiday let, this flexibility is made possible by featuring two independent staircases providing a rare opportunity to adapt the home to suit a variety of needs.

Externally there is a south-east facing rear garden which is lawned and bordered by a beech hedge offering a private and tranquil outdoor space together with parking.

In September 2024 Bishop Wilton came in 5th on the list of 20 desirable area's to move to by The Times.

In summary this presents a fantastic opportunity to acquire a charming character home with endless potential.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.

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ZOOPLA

ENTRANCE PORCH

1.22m x 2.41m (4'0" x 7'10")

Entered via double glazed side door, terracotta tiled flooring, sealed unit double glazed sash window to the side elevation.

KITCHEN/BREAKFAST ROOM

8.79m x 2.42m (28'10" x 7'11")

Solid wood fitted kitchen units with granite working surfaces, belfast sink with mixer tap, integrated dishwasher, freestanding rangemaster oven with five ring gas hob, double extractor hood over. two sealed unit double glazed windows to the rear, Velux window. Terracotta tiled flooring, radiator and spot lights. Double doors leading to:

CONSERVATORY

2.72m x 5.53m (8'11" x 18'1")

Upvc double glazed windows to all sides, patio doors to the rear and tiled flooring.

UTILITY

2.12m x 2.14m (6'11" x 7'0")

Single glazed window to the rear elevation, fitted with a range of wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine and space for tumble dryer, terracotta tiled floor and rear entrance door.

GROUND FLOOR BATHROOM

2.25m x 1.54m (7'4" x 5'0")

Panelled bath with electric shower over, pedestal wash hand basin, WC, tiled floor and part tiled walls. Radiator, Velux window, extractor fan. Access to boiler cupboard with wall mounted LPG Valliant central heating boiler, sealed unit window to the side.

LEAN TO

Wooden lean to rear porch, single glazed windows and rear access door.

SNUG

2.87m x 4.98m (9'4" x 16'4")

Single glazed sash window to the front, feature brick fire place with open fire grate, radiator, feature character ceiling beams, three wall lights and second staircase leading to the first floor accommodation.

DINING ROOM

3.48m x 5.08m (11'5" x 16'7")

Feature former range fire place. wooden front entrance door, sealed unit double glazed window to the front aspect. feature ceiling beams, four wall lights and radiator.

SITTING ROOM

5.70m x 5.01m (18'8" x 16'5")

Feature log burner, two sealed unit double glazed sash windows to the front aspect and two further windows to the side aspect. feature ceiling beams, six wall light point, ornamental cast iron fireplace, two radiators and stairs to the first floor accommodation.

LANDING

Two radiators and two sealed unit double glazed picture windows to the rear elevation

BEDROOM ONE

4.06m x 3.87m (13'3" x 12'8")

Single glazed window to the front elevation, feature ornamental fireplace, fitted wardrobes, loft access and radiator.

BEDROOM TWO

2.87m x 3.15m (9'4" x 10'4")

Sealed unit double glazed sash window to the front elevation and radiator.

BEDROOM THREE

2.84m x 4.01m (9'3" x 13'1")

Sealed unit double glazed sash windows to the front and side aspect and radiator.

BEDROOM FOUR

2.87m x 3.15m (9'4" x 10'4")

Sealed unit double glazed sash window to the front elevation, radiator and loft access.

BEDROOM FIVE

2.42m x 2.73m (7'11" x 8'11")

Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

4.23m x 2.39m (13'10" x 7'10")

Double shower cubicle with rain fall shower head and hand held attachment, freestanding roll top bath with telephone style mixer tap with shower head attachment, pedestal wash hand basin, high flush w/c, wood panelled walls, two double glazed windows to the rear. radiator and wooden floor.

OUTSIDE

Offering a south east facing rear garden which is laid to lawn with a beech hedge boundary, an archway leads to a private grassed seating area and brick built store which could be developed to create a garage subject to necessary planning permissions. There is a parking area at the top of the garden this can be accessed via a shared gravel driveway, there is also a parking space to the side of the house. Raised lawned seating area with excellent views down past the village beck.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains water, electricity and drainage. LPG, Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

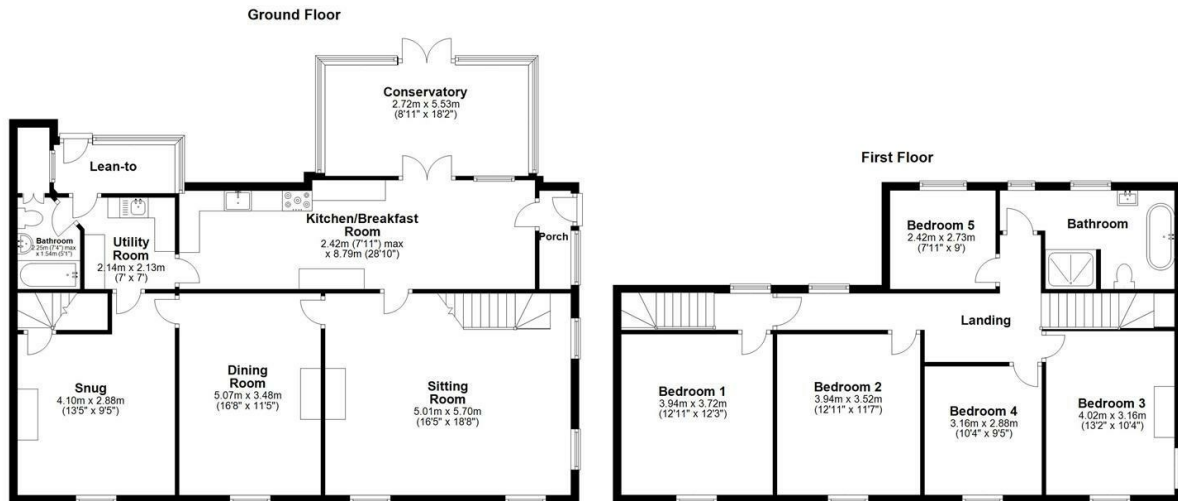
MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.





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) A			
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.