



Elmhurst
Parker
Estate Agents



Teathill Cottage, Sand Lane

Osgodby
YO8 5HT

Offers in the region of
£595,000



- DETACHED COTTAGE ORIGINALLY BUILT IN THE 1930'S AND LATER EXTENDED
- ORIGINAL FEATURES
- TWO LIVING ROOMS ONE WITH A FEATURE RANGE
- LARGE OPEN PLAN KITCHEN/DINING AREA SOME 32' IN LENGTH
- DOWNSTAIRS SHOWER ROOM
- SEPARATE UTILITY AND OFFICE
- MASTER BEDROOM WITH LARGE EN-SUITE BATHROOM AND WALK IN WARDROBE
- THREE FURTHER BEDROOMS
- BARN SUITABLE FOR A VARIETY OF USES
- PEACEFUL LOCATION WITH VIEWS OVER ADJOINING FIELDS





A detached cottage originally built in the 1930's and later extended. The original part of the cottage exudes warmth and character with original features and a range as the focal point of the living room. The extension seamlessly blends old-world charm with modern comforts. Offering flexible and spacious accommodation throughout the property is situated in a peaceful location of the edge of the village of Osgodby with views of adjoining fields.

Entrance door to the side leading into:-

Entrance Hall

With stairs off to the first floor and a useful storage cupboard.

Kitchen/Diner

9.81m x 4.17m (32'2" x 13'8")

A huge open plan living space with three sets of french doors allowing in lots of natural light and giving access to the garden. The kitchen area has a good range of cream fronted base and wall cupboard including glazed display units and crockery racks. Complimentary work surfaces incorporating a Belfast sink with mixer tap over. Space for a freestanding gas range, an under counter fridge or freezer and a tall fridge/freezer. A central island separates the kitchen from the dining area which has terracotta tiling to the floor and ample space for further furniture to the buyers requirement. There is a also a large stone fireplace housing a wood burner.

Sitting Room

3.69m x 3.13 (12'1" x 10'3")

Having a wooden fireplace with decorative tiling and a brick hearth housing a wood burner. Inset cupboards and book cases providing ample storage space. Having a window to the rear elevation and a period cast iron style radiator. Glazed panel doors leading into:-

Living Room

4.42m x 3.87m (14'6" x 12'8")

A cosy room with a large cast iron range incorporating a fire and oven and providing a stunning focal point. This room also retains original features including a picture rail and deep skirtings. Having windows to the side and rear elevations, a window seat and a period style cast iron radiator.

Office

3.21m x 2.75m (10'6" x 9'0")

Having windows to the front and side elevations and a radiator. This room also houses the gas fired combi boiler.

Wet Room

2.31m x 1.67m (7'6" x 5'5")

A modern fully tiled wet room with shower, wash hand basin and a wc with a remote controlled flush. Attractive patterned tiled flooring.

Store Room



Utility

2.7m x 2.58m (8'10" x 8'5")

Having a range of units with worktops incorporating a Belfast sink with mixer taps over. Plumbing for washing machine. Having windows to the front and side along with a skylight.

Landing

Having a useful storage cupboard and a window to the front elevation.

Bedroom 1

7.05m x 4.15m (23'1" x 13'7")

A substantial bedroom having a walk in wardrobe/dressing area with shelving and rails and an en-suite bathroom. Access to roof space. Windows including three dormers.

En-Suite Bathroom

2.82m max x 2.62m (9'3" max x 8'7")

A larger than average en-suite with a sizeable walk in shower, panelled bath, wash hand basin and wc.

Bedroom 2

3.70m x 3.14m (12'1" x 10'3")

Having a built in wardrobe and original cast iron fireplace. With a window to the rear elevation and a radiator.

Bedroom 3

3.44m x 2.74m (11'3" x 8'11")

Having a built in cupboard/wardrobe. With a window to the front elevation and a radiator.

Bedroom 4

3.01m max x 2.65m (9'10" max x 8'8")

Having a window to the rear elevation and a radiator.

Bathroom

2.73m x 1.37m (8'11" x 4'5")

Being half tiled and having a white suite comprising freestanding bath with claw feet, wash hand basin and wc. Having a window to the rear elevation and a chrome style radiator / towel rail.

Barn

5.68m x 4.34m (18'7" x 14'2")

Suitable for a variety of puposes and having water and power connected. Accessed via a wooden double door and a personal door. Further storage in the eaves. Three further outbuildings / storage areas are attached to the barn.

Outside

Well established gardens extend to three sides and are laid mainly to lawn with mature shrubs and trees. There is also a paved patio area, pergola and vegetable plot. To the side is a block paved driveway providing off road parking for several vehicles.

Utilities

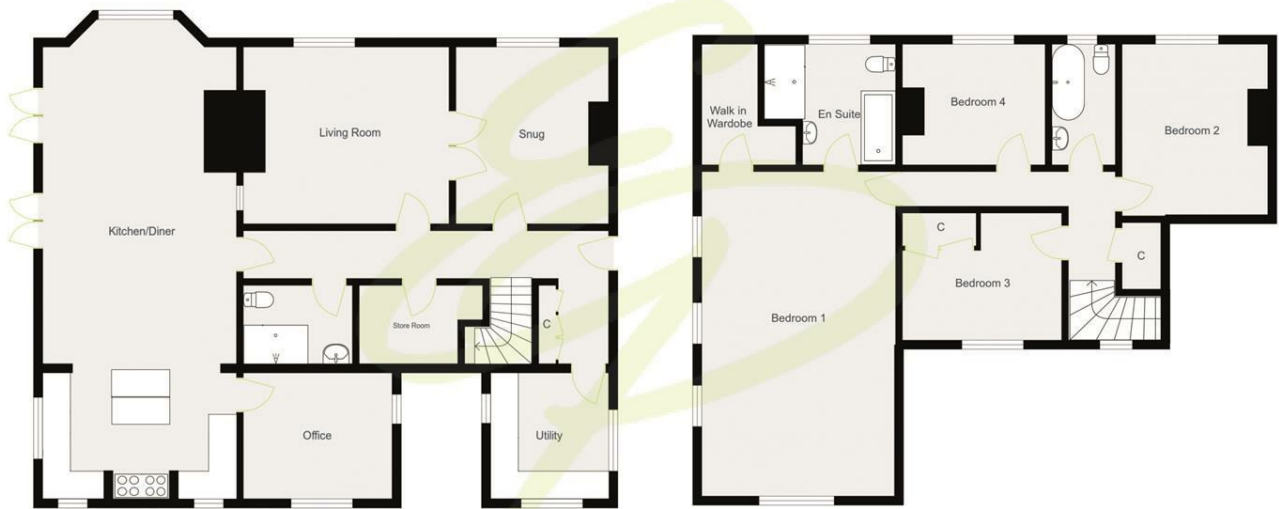
Mains Electric

Mains Gas

Mains Water (not metered) and Sewerage

Mobile 4G but no EE or Three signal indoors

Broadband FTTP - Ultrafast



216 SQ.M (2325 Sq ft.)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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