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Old Rectory Cottage, 35 The Village, Wigginton, YO32 2PR

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Asking Price £850,000

We are delighted to present one of the oldest period properties in the popular village of Wigginton to the market having undergone extensive renovation and updating over the past 12 years. Originally a village school from the 1830s, it offers 5 bedrooms, 3 reception areas, and a 30ft kitchen diner with vaulted ceilings and bi-fold doors opening to a south-facing garden. Features include central heating, log burners, and a Cat5e Ethernet system. The garage is converted into a home office and utility space. Externally, to the front there is a block-paved drive and further space for parking, to the rear there is an enclosed landscaped garden which is mainly laid to lawn with the addition of a paved seating area and established borders. Viewings start March 22nd. Contact Hunters at 01904 750555. (Agents Note applies).

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555  
haxby@hunters.com | www.hunters.com

GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	69	
(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	

## Property Summary

'Old Rectory Cottage' was built as the original village school and understood to date back to the 1830's. It was set up by the church in the grounds of the old rectory, hence its current name, and continued as a school until it was closed in the 1920's.

The building was extended upwards and out in the 1950's and once more before the current owners renovated the house in 2011, then extended and rebuilt the ground floor extension to provide a granny annexe for an elderly relative. This has now been altered and updated to complete a family home in 2022 now having 5 bedrooms as well as 3 spacious reception areas including a 30ft kitchen diner with vaulted ceilings, Velux windows and folding bi-fold doors that open out to an enclosed south facing garden with installed garden lighting and delightful views to the west from the kitchen dining area towards open skies! The kitchen and extended ground floor area have underfloor heating running from the gas central heating system and the main house has had all new ground floor timbers installed in 2017 with underfloor insulation and finished with engineered oak boards. There are 2 log burners in the main reception rooms and a feature bay window in the main living room. The accommodation was fully re-wired in 2012 and has had measures of future-proofing with a Cat5e data cable Ethernet system available in all bedrooms and reception areas offering a hard-wired internet streaming solution throughout the property via a central media hub.

The accommodation briefly comprises panelled entrance hall, 30ft kitchen diner with bedroom beyond and en-suite shower room as well as 2 further reception rooms and downstairs cloakroom in the main cottage.

## Location

The property is situated on the main village street, opposite the pub and close to the village store and primary school and on a regular bus route to the city centre and station.

## Entrance Hall

On entering the property you are welcomed into the entrance hall which has panelled walls and wood-effect LVT flooring with underfloor heating. There is access to the dining kitchen and a further inner hall which is ideal to store cloaks

## Dining Kitchen

Refitted in November 2022, the dining kitchen offers an excellent space for entertaining. The kitchen area is fitted with a Howdens kitchen having a range of wall and base units complemented with quartz worktops including a breakfast bar and also having an inset one-and-a-half sink drainer with mixer tap. There is also a variety of integrated appliances which include a five-ring gas hob with an extractor hood above, 2 side by side fan-assisted ovens, integrated larder fridge and larder freezer, integrated dishwasher and wine fridge.

There are 6 Velux windows fitted with blinds and tri-folding doors opening into the garden and wood effect LVT flooring with underfloor heating.

To the far end of the kitchen is access to a bedroom.

## Downstairs Bedroom

This bedroom is accessed from the dining kitchen and benefits from fitted storage and an ensuite shower room. There is underfloor heating, a window to the garden and a Velux.

## Ensuite Shower Room

Fitted in November 2022, this ensuite shower room has a step-in shower cubicle with an electric shower, a pedestal hand wash basin and close-coupled WC. There is underfloor heating, an electric towel rail, an extractor fan, small opaque window to side and a Velux window.

## Living Room

The living room is located to the front of the property and has two windows to the front elevation; including a feature bay window. There is a multifuel burner, 2 x central heating radiators and the combi boiler is discreetly housed in a range of fitted cupboards. with sliding doors that reveal a built in desk workstation and additional storage. In 2017 the floor joists were replaced and 100mm floor insulation was installed topped with engineered oak flooring that seamlessly flows into the adjoining sitting room. Accessed from the living room is a downstairs cloakroom, the sitting room and there is also the stairs to the first-floor accommodation.

## Downstairs Cloakroom

Accessed from the living room, the cloakroom has a wall-hung hand wash basin, a close-coupled toilet, tiled floor, a central heating radiator and an opaque window to the side elevation.

## Sitting Room

The sitting room has a multifuel stove, windows to three elevations, 2 x central heating radiators and access to a bespoke music centre cupboard.

## Landing

The first-floor landing provides access to four bedrooms and a house bathroom. Feature window overlooking the garden, central heating radiator, loft hatch

## Bedroom One

This bedroom is located to the rear elevation and has windows to two elevations which have views into the rear garden. There is also a range of fitted wardrobes and 2 central heating radiators.

## Bedroom Two

This bedroom is located to the front elevation. There is a central heating radiator and a window to the front. Built in study desk

## Bedroom Three

This bedroom is located to the rear elevation. Built in study desk station. There is a central heating radiator and a window to the rear.

## Bedroom Four

This bedroom is located to the front elevation. There is a central heating radiator and a window to the front.

## House Bathroom

Located to the front elevation of the home, the bathroom is fitted with an enamel coated metal bath, a walk-in shower with a drencher shower head, tiled floor with underfloor heating, part tiled to the walls, a pedestal hand wash basin and a close coupled toilet. There is also a central heating radiator with a towel rail. Opaque window to the front. Extractor fan.

## External

To the front of the property, there is a block paved driveway with the addition of a gravelled area for parking multiple vehicles. To the rear of the property is an enclosed south-facing garden which is mainly laid to lawn with the addition of a block paved seating area and path. There is also a timber garden shed and established borders. Accessed from the rear garden is the converted garage which is now a utility room, home office and has its own wc.

## Utility Room

Previously the garage and accessed from the rear garden, the utility room is fitted with wall and base units and has space and plumbing for appliances (washing, dryer & fridge freezer). There is a door providing access to the home office and a door to the wc.

## Home Office

Adjoining the utility room, the home office is fully insulated with power and lighting and has double-glazed windows to the side and rear and a wall-mounted electric heater. There is also access to the fully boarded loft space via a drop-down ladder.

## Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- EPC Rating: C Council Tax Band: F (City of York)

## Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Agents Note

Interested parties should be aware that under the Estate Agent Act of 1979 we are duty bound to disclose that the vendors of this property are the franchise owners of this Hunters Estate Agency.











