

Mark Stephenson's

ESTATE & LETTING AGENTS



Cherry Tree Cottage Harton, York, YO60 7NP

£685,000

- For sale with no onward chain
- Generous ground floor layout
- Grass field/paddock 1.8 acres
- Popular village just off the A64
- Four bedrooms & bathroom
- Scope to extend - subject to PP
- Mid way between York & Malton
- Range of outbuildings
- In all approx. 2.5 acres

Cherry Tree Cottage , Harton YO60 7NP

Cherry Tree Cottage stands prominently back from the Main Street of this well regarded village only a mile or so off the A64 approx middle way between both York and Malton. The property itself is extremely well appointed offering with excellent living space and four bedrooms. Subject to usual consents we believe there is considerable scope to extend particularly onto the side elevation. There is a range of varied outbuildings, a well stocked orchard, extensive parking and grass field/paddock (1.8 acres), in all the property extends to approx 2.5 acres. Offered for sale with no onward chain Cherry Tree Cottage is an excellent opportunity for those looking to enjoy country living but within easy reach of the A64.



Council Tax Band: F



General info/location

Harton lies 10 miles north east of York, conveniently located off the A64 with easy access to York, Leeds and the A1M. This picturesque and un-spoilt village boasts an attractive green flanked by individual homes, with the Howardian Hills and Yorkshire Wolds on the doorstep. All the facilities of the City of York are close at hand, including the retail outlets on the northern ring road at Vanguard and Monks Cross. The popular Park and Ride service also runs from Monks Cross offering easy access to the city centre.

Leaving York city centre via Malton Road, proceed towards the York outer ring road. From the York outer ring road follow the A64 heading north-east towards Scarborough for 6 miles, taking a right hand turning signposted Harton. The property is on the right hand side upon first entering the village.

Services

Mains water, electricity and drainage.
Oil fired central heating system.
Harton is not connected to mains gas.

Entrance

Main front entrance door, stairs to the first floor.

Dining room

Front facing window and small rear window, radiator.

Rear hall

WC/boiler room

Oil fired central heating boiler, WC, wash hand basin, side window, radiator.

Study

Rear window and radiator.

Sitting room

Side facing window and French doors leading into the gardens, electric fire in traditional style surround but with fully functioning open fire behind with chimney which should be able to allow a stove if so required. Radiator.

Kitchen/dining

With a modern range of both base and wall level units, built in oven, hob, washing machine, dishwasher, fridge and freezer. Ceiling beams, two side facing windows, rear window and rear entrance door.

Landing

Hatch to the loft space, two side facing windows, built in airing cupboard, radiator.

Bedroom 1

Front and side facing windows, over stair wardrobe/cupboard, radiator.

Bedroom 2

Front and rear windows, built in wardrobe, radiator.

Bedroom 3

Windows both sides, built in wardrobe, radiator.

Bedroom 4

Side window, wardrobe, radiator.

Bathroom

Matching three piece white suite including WC, wash basin and bath with shower over. Heated towel rail, side facing window.

Outside space/gardens/land

The house itself stands in particularly well maintained formal gardens most of which sit to the side extending to the rear. Laid mainly to mature lawn

in well stocked borders/beds, patios and summerhouse. Sitting very much within it's own grounds with considerable frontage we believe lots of scope exists to extend should someone wish to do so, subject to all usual consents.

A driveway from the village Main Street extends into an area of generous parking and into a range of buildings as follows;

Building 1. Traditional brick/tiled approx 14ft X 10ft

Building 2. Traditional brick/tiled approx 29ft X 12ft

Buildings 1&2 are connected so easily knocked into one we expect.

Building 3 A detached storage building set further back into the plot approx 33ft X 19 of timber frame/corrugated sheet construction and of some considerable age.

Beyond building 3 lies the well stocked orchard in established hedges. Towards the bottom end a farm gate gives access into the grass paddock. The house, gardens, buildings and paddock extend to approx 0.75 acres.

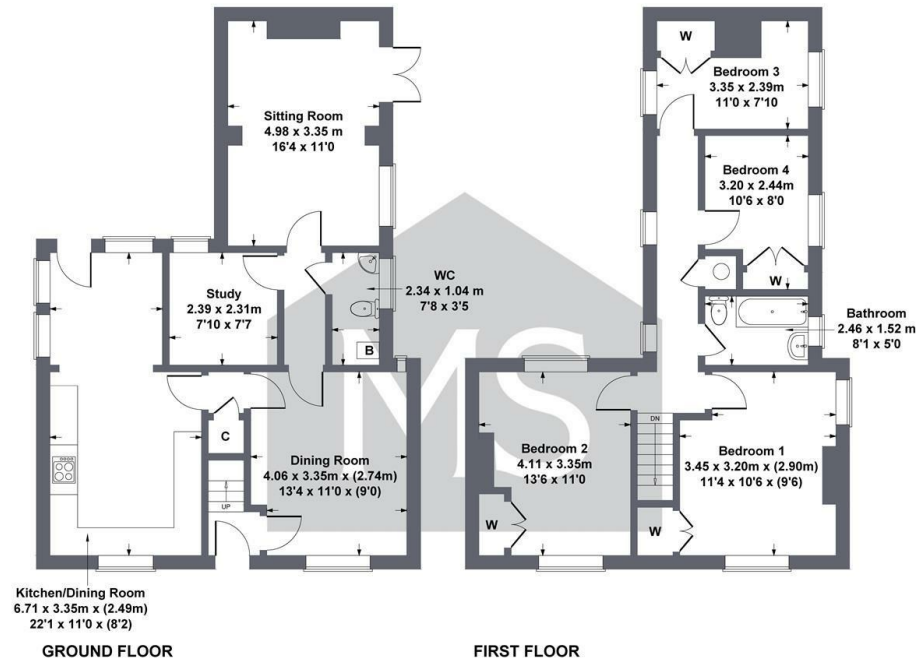
The grass field/paddock to the side is once again sat within well established boundaries extending to approx 1.8 acres/0.73 ha with water and gated onto the village Main Street.

In all Cherry Tree Cottage, the gardens, buildings, orchard and land extends to approx 2.5 acres/1.012 ha



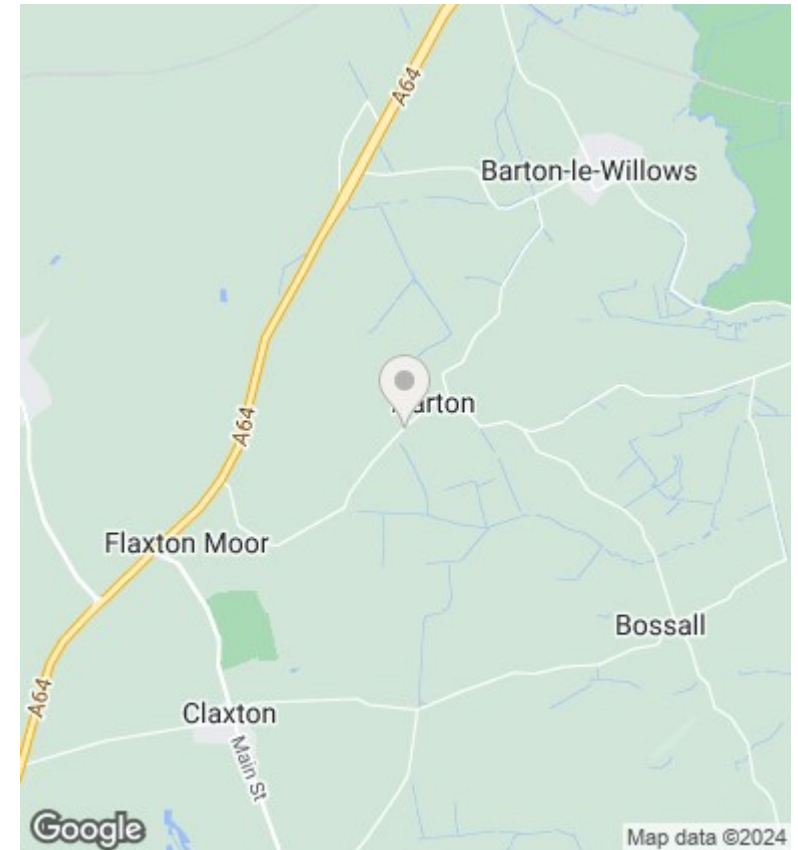


Approximate Gross Internal Area 1364 sq ft - 127 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	