



Hall Garth Farm, Church Lane, East Cottingwith, York, YO42 4TL

• Period family home • Range of agricultural outbuildings • Paddock & stunning gardens • Ground source heat pump • Living room with a log burner & formal dining room • Kitchen with a range of appliances & storage • Solid oak garden room with full height glass windows • Three double bedrooms, one with an en-suite • Family shower room • EPC = C

Guide Price £675,000

Hall Garth Farm is a beautifully presented family home with a range of agricultural buildings, a paddock and stunning wild gardens, located on the edge of the small, countryside village of East Cottingwith, only nine miles from the City of York. The village is home to a beautiful Grade II listed church and the property itself is in an idyllic setting close to a famed wildlife spot and area of Special Scientific Interest.

A pretty and low maintenance garden to the front of the property is enclosed by a low lying brick wall, topped with cast iron railings. The paved path leading to the front door is gravelled to either side and planted with mature shrubs. The front door opens into a lovely entrance hall with a period split level staircase rising to the first floor and a storage cupboard on the right hand side. To the left is a door to the living room, an area which benefits from dual aspect windows and has a log burning stove with a slate hearth, perfect for the cold winter evenings. The dining room is next and is large enough to accommodate a good sized formal dining table, perfect for gatherings of family or friends. The kitchen is beautifully presented with a solid L shaped wooden worktop that offers counter space with storage below and a built in fridge/freezer to one side. On the opposite wall, a second worktop incorporates a ceramic sink with drainer, whilst a dishwasher and storage can be found below. A central island with cupboards below doubles up as a breakfast bar for one and a sweeping arch frames a recess of exposed painted brick with space for a range cooker.

Adjoining the kitchen is a substantial garden room of solid oak and floor to ceiling glass. This room boasts stunning views over various aspects of the garden, a feature that will surely appeal to the most discerning of purchasers. Two sets of double doors provide access to the garden, an attractive feature especially when entertaining guests in the summer months. The rear entrance can be found just off the kitchen, where a boiler room with the ground source heat pump, a utility area and w/c can be found.

To the first floor there are three good sized double bedrooms, one of which has two sets of built in wardrobes, whilst another has an attractive vaulted ceiling. One of the bedrooms has an en-suite comprising bath, pedestal hand basin and low level w/c. This bathroom can also be accessed from the second landing. A family shower room comprising corner shower, low level w/c and a pedestal hand basin completes the internal accommodation.

To the side of the property, you will find a raised entertainment area/outdoor cooking area, fully paved and enclosed by a low lying brick wall to three sides. A winding path leads through the garden and splits off at various points, taking you through individually planted areas that will surely appeal to anyone who is green fingered. There is a stunning array of flowers, mature trees and shrubs, both manicured and wild. In addition, there are various apple trees and vegetable growing beds.

There is an enclosed paddock perfect for livestock and various agricultural buildings to the side. The buildings have power and water and are all of a good size with large open bays, perfect for the storage of livestock, machinery and everyday vehicles. The main access leads to the buildings and the back of the property but there is a second access, currently unused that runs to the front of the house.





A STUNNING FAMILY HOME WITH OUTBUILDINGS, Paddock & ATTRACTIVE WILD GARDENS



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Ground source heat pump



Address:
Reference: 1862

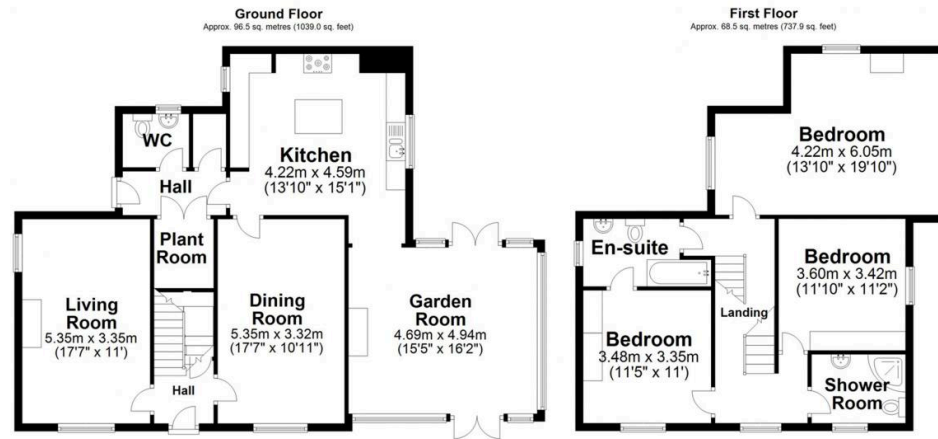


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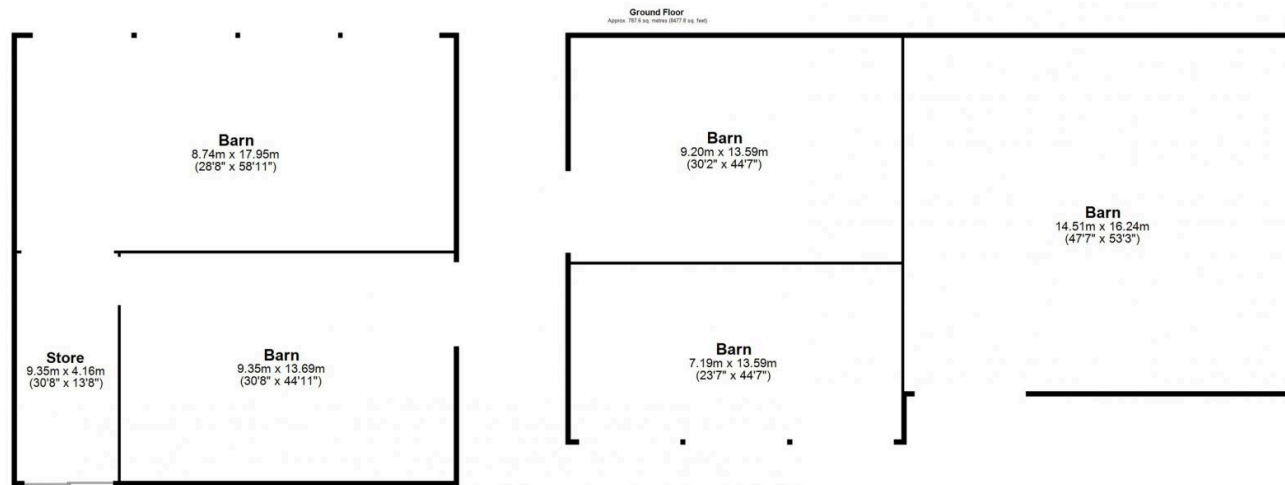
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Total area: approx. 165.1 sq. metres (1776.9 sq. feet)

The total sqft shown can include Garages & Outbuildings.
Plan produced using PlanUp.



Total area: approx. 277.8 sq. metres (2989.0 sq. feet)

The total sqft shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Disclaimer

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