

Main Street, York YO30 2AY

£675,000

**Stephensons**  
estate agents & chartered surveyors



A breathtakingly beautiful 3 bedroom cottage with a versatile, stylish and surprisingly spacious 1 bedroom annexe, ideal for multi-generational living. In total the property provides over 2,500 sq ft of living space complemented by a 549 sq ft (51 sq m) garage/workshop, generous parking and an idyllic 0.25 of an acre rear garden.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: E - 49  
 Council Tax: E - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



A useful entrance porch opens into a large living room blessed with a wealth of exposed beams, 9'6" (2.90m) wide inglenook fireplace, oak flooring and a wood burning stove. The inner hallway with further oak flooring leads off into cloakroom/wc, fabulous home office with original cast iron range and a charming snug with an Aga wood burning stove.

The impressively appointed dining kitchen provides generous storage and features granite worktops and a gas fired Rayburn Nouvelle range cooker, integrated dishwasher and fridge, complemented by a good sized utility/boot room with further storage and a stable style door out to the rear.

The first floor landing leads off into 3 double bedrooms (1 with fitted wardrobes and an en-suite shower room, 1 with a walk-in wardrobe) and luxuriously appointed bathroom with both a bath and a separate walk-in shower.

Other internal features of note include a gas fired central heating system to period style radiators, double glazing and period style latch doors throughout.

#### THE ANNEXE

The annexe is ready made to accommodate a relative and provides around 590 sq ft (54.81 sq m) of stylish one level living space with it's own enclosed low maintenance garden, the annexe boasts a wealth of exposed beams to complement the 13'0" (3.96m) high vaulted ceilings that grace the generous living room, 18'9" (5.72m) long dining kitchen, one double bedroom and en-suite shower room.

Other internal features of note include an independently controlled LPG central heating system and double glazing.

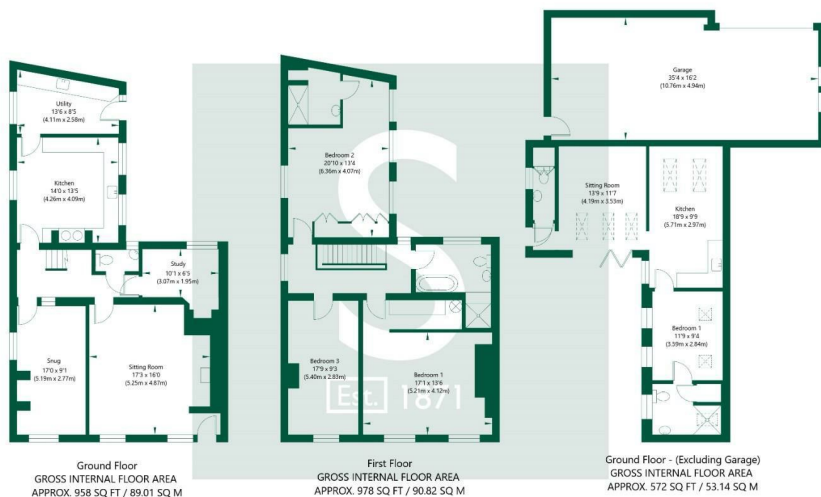
#### AGENTS NOTE

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Main Street, Linton On Ouse, York, YO30 2AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2508 SQ FT / 232.97 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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