



## Teal Cottage, Greet's House Road | Welburn, York

A four bedroom detached property with off-street parking and adjoining former stables and outbuilding, within this highly sought after village within easy reach of York and Malton. The village itself lies only a short distance away from Castle Howard on the eastern edge of the beautiful Howardian Hills and lies within a conservation area. Welburn possesses a Public House and Restaurant, Village Shop, Church and Primary School. Nearby is the well regarded preparatory school of Terrington Hall and to the northwest lies the renowned public school of Ampleforth College where there is also a Sports Centre offering a wide variety of activities to the general public.

- Detached four bedroom dormer bungalow
- Kitchen and three reception rooms
- Low maintenance gardens with off-street parking
- Scope for modernisation and upgrading
- Ever-popular rural village
- Four bedrooms, one with en-suite and family bathroom
- Outbuilding comprising garage and workshop

**Guide Price £400,000**



# Teal Cottage, Greet's House Road | Welburn, York



## ACCOMMODATION

### ON THE GROUND FLOOR

#### KITCHEN

16'6" x 10'4" (5.03m x 3.15m)

Front and side aspect uPVC double glazed windows, uPVC double glazed door to the rear, range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer taps, built-in double oven and grill, plumbing for washing machine, double radiator, loft hatch.

#### LIVING ROOM

16'6" x 9'11" (5.03m x 3.02m)

Front aspect uPVC double glazed window, staircase to first floor, 2 no. double radiators.

#### INNER HALL

#### BEDROOM 1

12'9" x 9'3" (3.89m x 2.82m)

Rear aspect uPVC double glazed window, double radiator, built-in cupboard.

#### EN-SUITE BATHROOM

Opaque uPVC double glazed window, three piece suite comprising panelled bath with electric shower over, low flush wc and pedestal wash hand basin.

#### BEDROOM 2

13'10" x 8'2" (4.22m x 2.49m)

Front aspect uPVC double glazed window, built-in wardrobes and cupboard with shelving, single radiator.

#### FAMILY BATHROOM

Rear aspect opaque uPVC double glazed window, three piece comprising panelled bath, wc and wash hand basin, part tiled walls.

#### SITTING ROOM

16'11" x 14'1" (5.16m x 4.29m)

With open fireplace (blocked off) on tiled hearth and brick surround, part wall panelling, 2 no. double radiators, Double doors to:

#### ORANGERY

11'11" x 9'5" (3.63m x 2.87m)

Front aspect uPVC double glazed window, uPVC door to outside gravelled area, radiator.

#### REAR LOBBY

Door to Sitting Room, Bedroom 3 and Barn.

#### BEDROOM 3

9'10" x 9'7" (3.00m x 2.92m)

Rear aspect uPVC double glazed windows, built-in wardrobe, radiator.

#### TO THE FIRST FLOOR



#### BEDROOM 4

16'5" x 9'11" (5.00m x 3.02m)

Side aspect uPVC double glazed window, sky light, built-in wardrobes and eaves storage cupboard.

#### OUTSIDE

To the front, side and rear there are a low maintenance gardens, together with parking area to the rear.

#### GENERAL PURPOSE BUILDING

44'2" x 32'3" (13.46m x 9.83m)

Brick construction under a fibre cement roof, concrete floor, with up and over door to the front. Electric power and light.

#### SERVICES

We understand that the property is connected to mains electricity, water and drainage; LPG/oil fired central heating? Roof mounted solar panels. Air source heat pump. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

#### TENURE

We understand to be freehold with vacant possession upon completion.

#### VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

#### WHAT3WORDS

///dumpling.grazes.loud

#### COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

#### ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

#### PLANS, AREAS AND MEASUREMENTS

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

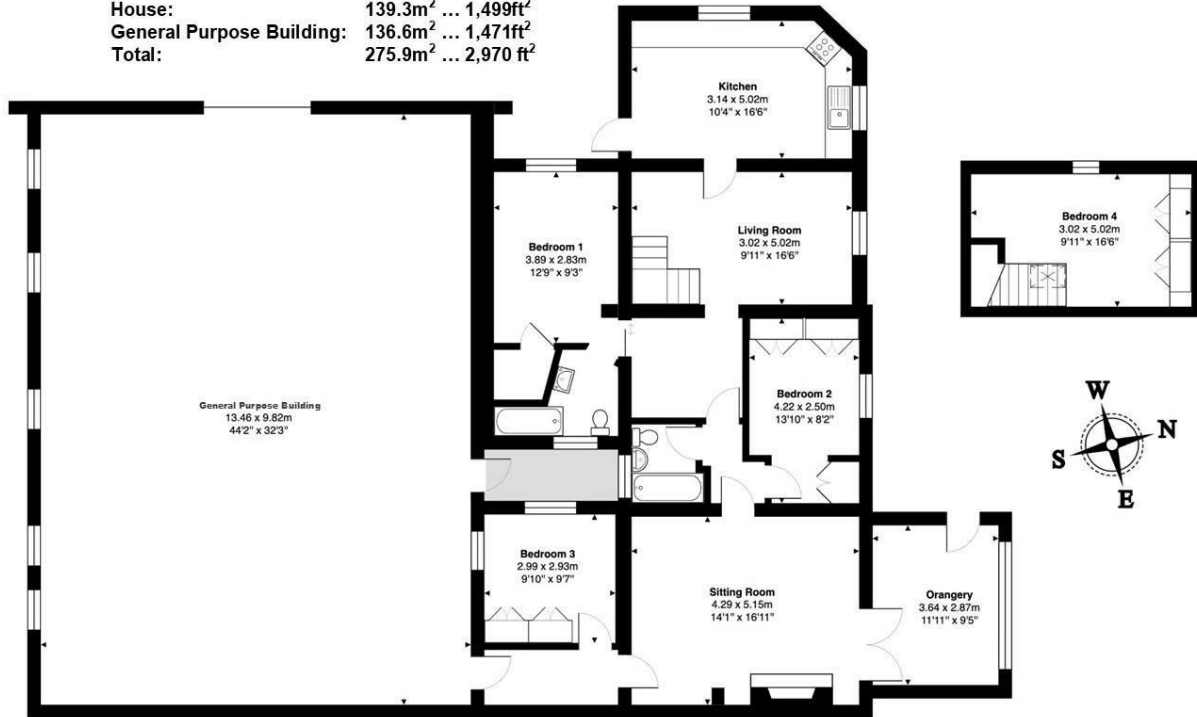


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## Teal Cottage, Welburn, YO60 7EP

### Gross Internal Areas

House: 139.3m<sup>2</sup> ... 1,499ft<sup>2</sup>  
 General Purpose Building: 136.6m<sup>2</sup> ... 1,471ft<sup>2</sup>  
 Total: 275.9m<sup>2</sup> ... 2,970 ft<sup>2</sup>



All measurements are approximated for display purposes only and should be independently verified  
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 www.matthillier.co.uk

### VIEWING

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### COUNCIL TAX BAND

D

### ENERGY PERFORMANCE RATING

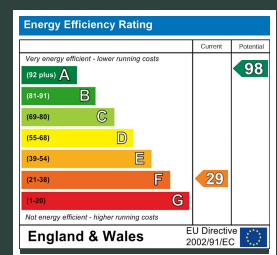
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**BC**  
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