



Copperfields Bell Lane Foggathorpe YO8 6PX

£400,000

FREEHOLD

Nestled at the end of Station Road in the charming village of Foggathorpe, this unique and quirky detached house, dating back to the late 1700's, presents a rare opportunity for those seeking a rural retreat. Set within approximately one acre of beautifully landscaped gardens, the home offers a serene environment, ideal for relaxation and outdoor activities. The gardens are complemented by a workshop and a store, providing ample space for hobbies or additional storage needs. Furthermore, the property boasts generous parking facilities, ensuring convenience for residents and guests alike. This house is not just a home; it is a fantastic project with immense potential. Whether you wish to modernise the interiors or expand upon the existing structure, the possibilities are endless. The rural location allows for a peaceful lifestyle while still being within reach of local amenities. If you are in search of a distinctive property that combines charm, space, and the promise of future development, this detached house is an opportunity not to be missed.

EPC: F



- An individual, quirky, detached property dating back to the late 1700's
- Rural location
- Fantastic project with immense potential

Entrance Porch/Utility

Exposed brick walls. Double entrance doors. Ceramic tiled floor. Original timber doors leading into the Lobby.

Lobby

Timber flooring.

W..C

White low flush w.c. and wash hand basin. Timber flooring.

Bathroom

Coloured suite comprising a corner bath with mixer tap shower, bidet, pedestal wash hand basin and a low flush w.c. Majority tiled walls. Timber flooring. Panelled ceiling. Extractor fan and one central heating radiator.

Kitchen/Breakfast Room

Range of fitted base and wall units with laminated worktops and tiled work surrounds. One and half bowl single drainer stainless steel sink. Exposed ceiling beams.

Sitting Room

Original parquet flooring. Exposed ceiling beam. Cast multi fuel burning stove.

Dining Room

Cast wood burning stove with slate hearth. Slate tiled wall. Feature circular window. Exposed beams. Stairway leading to the first floor. One central heating radiator.

Landing

Bedroom One

Double built in cupboard with hot water cylinder. Single built in cupboard. One central heating radiator.

Dressing Room

Sliding door to the shower room. One central heating radiator.

Shower room

Corner shower tray with electric shower, wash hand basin and a low flush w.c. Fully tiled walls and floor.

Bedroom Two

Access to the loft space. One central heating radiator.

Bedroom Three

Circular window. Exposed beams. Restricted headroom. One central heating radiator.

Study/store room

Circular window, Exposed beams. Restricted headroom. One central heating radiator.

Workshop

Double timber access doors. Power and lighting. Adjoining lean to coal store.

Grounds

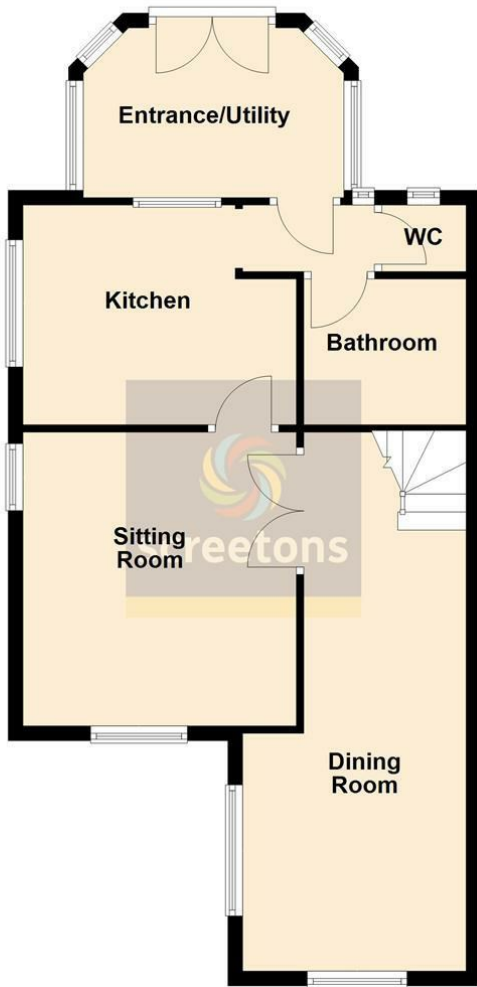
The property stands in delightful landscaped gardens, which incorporate various lawned areas, pathways, mature hedging, shrubs and trees. There is a decked walkway over a pond leading to a timber store and a further timber log store to the rear. A gravelled driveway provides ample off street parking.



- Two reception rooms
- Three bedrooms
- Beautiful landscaped gardens
- Workshop, store and ample parking
- Distinctive property full of charm and character
- Solid fuel central heating
- Extending to approx 1194 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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