



ROB LETTS

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Old Garth House, Nunburnholme

Guide Price £500,000

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Hidden away in the heart of Nunburnholme, Old Garth House is a beautifully characterful detached cottage that has evolved from two original cottages into one wonderfully flexible home.

The property has been thoughtfully improved by the current owners, including the addition of a striking entrance hallway with exposed stone walling that immediately sets the tone. At the centre of the home is a versatile reception room combining dining and seating areas beneath a lantern roof light, while a cosy cottage lounge sits to the front.

To the rear, the kitchen diner has been completely opened up to create a sociable living space centred around a large island. Converted former stables and barns now provide a generous utility room, ground floor wet room, and bedroom, creating an ideal self-contained annex currently run as a successful Airbnb.

Upstairs are three bedrooms, including two doubles, together with the family bathroom.

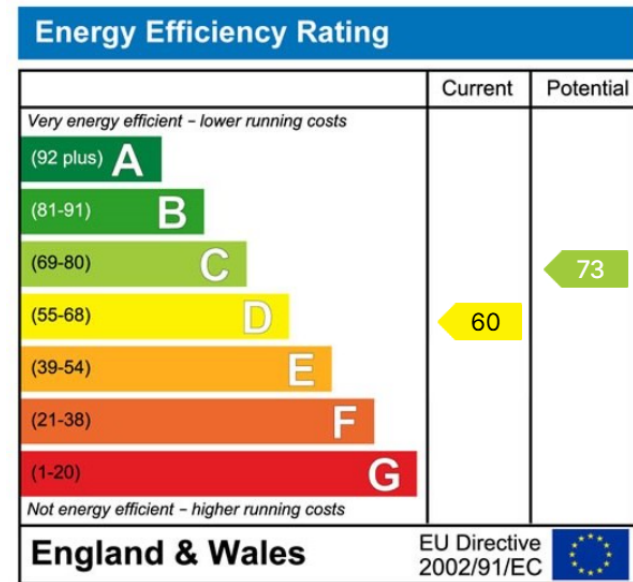
Outside, the private rear garden is sheltered, sunny, and wonderfully secluded, with access through to off-street parking at the front.

Situated within the Yorkshire Wolds village of Nunburnholme, the property also enjoys easy access to nearby Pocklington and the Yorkshire Wolds Way.





- Originally two cottages, now one unique detached home
- Character features including exposed stone walls
- Welcoming entrance hallway added by current owners
- Central reception space with lantern roof dining area
- Cosy front lounge with traditional cottage feel
- Converted barn/annex with bedroom, wet room, & utility
- Annex currently operating as a successful Airbnb
- Three bedrooms to the first floor plus family bathroom
- Private, sheltered garden and off-street parking
- When enquiring about this property, please quote ref: RL0918



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